



Mori Hills REIT Investment Corporation

Results of the 23rd Fiscal Period ended January 31, 2018

Presentation Material

March 19, 2018



TSE Code: 3234

<http://www.mori-hills-reit.co.jp/en/>

(Asset Manager) Mori Building Investment Management Co., Ltd.

<http://www.morifund.co.jp/en/>

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23rd period (Jan. 2018)

- **Operating revenue: 8,495 million yen, operating income: 5,287 million yen, net income: 4,655 million yen** Increased revenue and decreased income period-over-period (Effect of the absence of profit on disposition)
- **Acquired Toranomom Hills Mori Tower for 5,070 million yen and Holland Hills Mori Tower for 9,330 million yen as of August 2017**
- **DPU: 2,659 yen (+49 yen from 22nd period)** Increasing for 15 consecutive fiscal periods

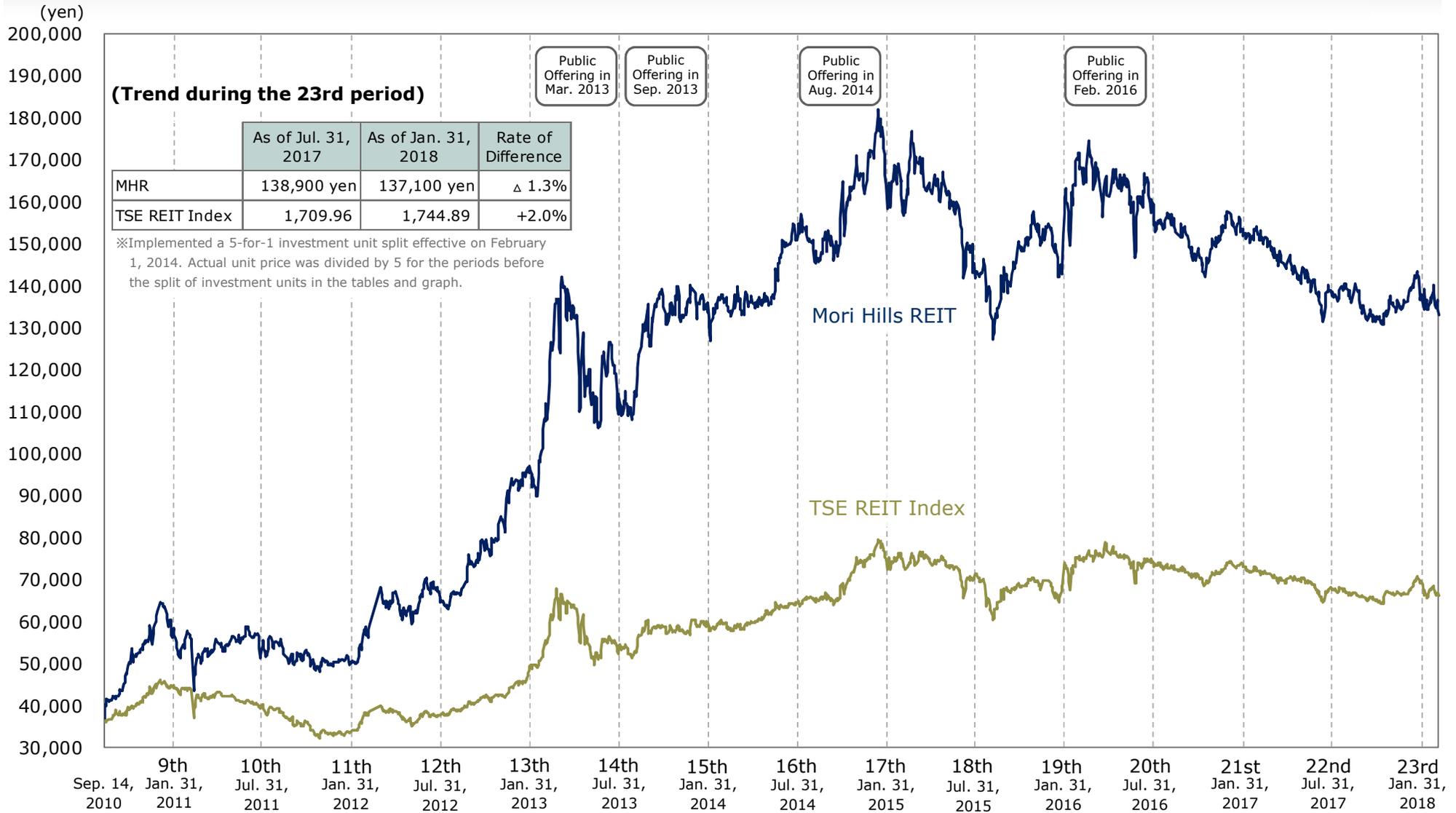
After 24th period (Jul. 2018)

- **Additional acquisition of Toranomom Hills Mori Tower for 5,070 million yen and Holland Hills Mori Tower for 2,430 million yen as of March 2018**
- **DPU (forecast): 2,720 yen (24th period), 2,750 yen (25th period)**
Forecasted increase for 17 consecutive fiscal periods
- **Sponsor is planning various large-scale redevelopments therefore the property pipeline continues to be substantial**
- **Aims to successively improve dividend and NAV per unit while maintaining the highest level of portfolio quality**

2. Investment highlights



2-1 Unit price performance



Market value

41.9 bn yen
(Sep. 14, 2010)

232 bn yen
(Mar. 9, 2018)

(Note 1) Unless otherwise stated in this document, all amounts are rounded down below the unit and all fractions and areas are rounded up below the decimal point.
 (Note 2) TSE REIT Index is adjusted as of the 8th period result announcement (Sep. 14, 2010) and shows the relative performance vs. MHR's unit price performance.

2-2 Financial results

	22nd period	23rd period		23rd period
	Jul. 31, 2017	Jan. 31, 2018		Jan. 31, 2018
	Actual	Actual	Difference	Forecasted
Operating Highlights (million yen)				
Operating revenue	8,491	8,495	+ 3	8,492
Rent revenues	7,853	8,284	+ 431	8,271
Other operating revenues	225	211	△ 14	221
Gain on sales of real estate properties	413	—	△ 413	—
Operating expenses	3,096	3,208	+ 112	3,236
Expenses related to properties	2,788	2,910	+ 121	2,934
SG&A	307	298	△ 9	301
Operating income	5,395	5,287	△ 108	5,256
Non-operating income	0	1	+ 0	1
Non-operating expenses	640	631	△ 8	634
Ordinary income	4,756	4,657	△ 99	4,622
Net income	4,755	4,655	△ 99	4,621
Reserve for reduction entry	186	—	△ 186	—
Total dividends	4,569	4,654	+ 85	4,621
DPU				
Total units outstanding (units)	1,750,640	1,750,640	—	1,750,640
DPU (yen)	2,610	2,659	+ 49	2,640
Other Indices (million yen)				
Profit on real estate rental	5,289	5,585	+ 295	5,557
Depreciation	1,000	1,032	+ 32	1,034
NOI	6,290	6,617	+ 327	6,592
NOI yield	3.7%	3.7%	△ 0.0PT	3.7%
Acquisition price (weighted average based on the number of operating days during the period) (Note)	339,847	352,550	+ 12,702	352,550

Increase/decrease factor (22nd – 23rd)

• Operating revenue (+3 mn yen)

- Property acquisition in 23rd period	+410
- Office (Pass-through)	+113
- Profit on disposition and rent revenue of Moto-Azabu Hills	△471
- Full period contribution of "fixed rent ML" revision in 22nd period	△49

• Operating expenses (+112 mn yen)

- Property acquisition in 23rd period	+121
- Property taxes for property acquired in 20th period	+44
- Expenses related to properties of Moto-Azabu Hills	△24
- Leasing fee	△22

• Non-operating expenses (△8 mn yen)

- Interest expenses, etc. (New borrowings in 23 rd period)	+17
- Amortization of investment unit issuance cost	△27

Increase/decrease factor for 23rd period (Forecasted - Actual)

• Operating income (+30 mn yen)

- Increase in rent and common area revenue	+11
- Decrease in maintenance and repairs	+10

(Note) If properties are acquired during the period, the acquisition price is the weighted average based on the number of operating days.

2-3 Overview of new acquisitions (Acquired as of March 1, 2018)

Toranomon Hills Mori Tower (Additional acquisition)



Acquisition price

5,070 mn yen

Appraisal value

5,610 mn yen

NOI yield

3.4%

Property Number	O-9
Location (Residential indication)	23-1, Toranomon 1-chome, Minato-ku, Tokyo
Construction date	May 2014
Total number of floors	52 floors above ground, 5 floors below ground
Gross floor area	241,581.95 m ²
Portions of acquisition	7% quasi-co-ownership interest in trust beneficial interests

Earthquake PML

0.50%

Total acquired: 14% quasi-co-ownership interest including past acquisition

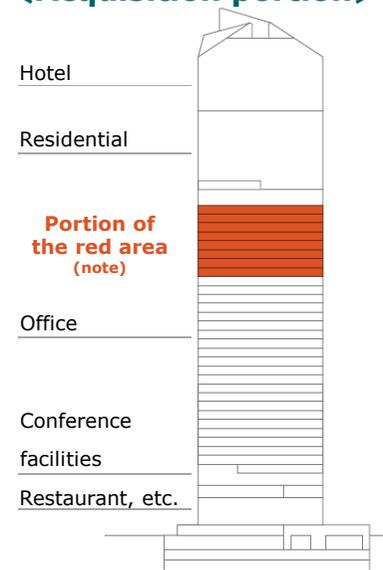
1. Super high rise tower - Tokyo's new landmark

- Quake-resistance structure with 52 floors and 247 meters above ground.
- High-specification offices with a broad floor plate of approx. 1,000 tsubo, international-standard conference facilities, Japan's first Andaz hotel "the Andaz Tokyo", retail facilities and residences.

2. Located in the center of the Toranomon area where further development is expected

- Six transit stations and 11 lines are nearby. With the expected completion of "New Toranomon Station (tentative name)" on the Tokyo Metro Hibiya subway line, further improvements in convenience will be realized.
- As a result of a number of redevelopment projects currently in progress around the building, the Toranomon area has begun to rapidly evolve into an international urban center.

<Acquisition portion>



(Note) MHR acquired the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership of the 28-35th floors

Holland Hills Mori Tower (Additional acquisition)



Acquisition price

2,430 mn yen

Appraisal value

2,770 mn yen

NOI yield

4.3%

Property Number	O-10
Location	11-2, Toranomon 5-chome, Minato-ku, Tokyo
Construction date	January 2005
Total number of floors	24 floors above ground, 2 floors below ground
Gross floor area	35,076.12 m ²
Portions of acquisition	15% quasi-co-ownership interest in trust beneficial interests

Earthquake PML

0.85%

Total acquired: 72% quasi-co-ownership interest including past acquisition

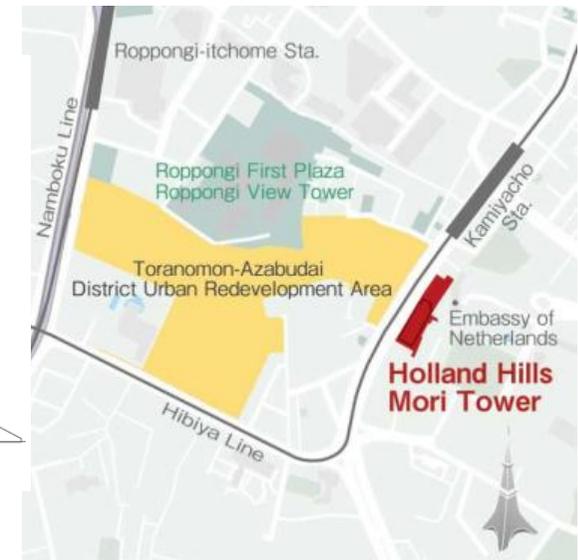
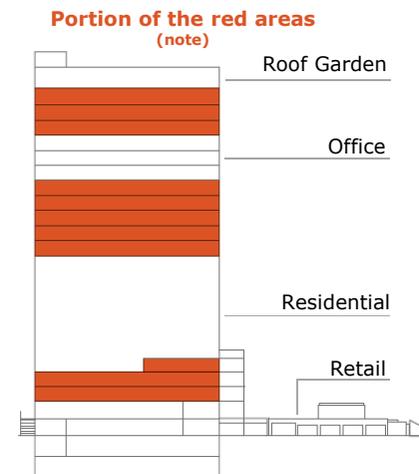
1. High rise tower integrating the greenery of the Embassy of the Netherlands

- Tower complex consisting of office, residences and retail with excellent quake-resistance.
- Office area is located on the upper floors (14th to 24th floors) and offers a business space with excellent views and a sense of openness.
- Landmarks representing Tokyo such as Tokyo Tower and Roppongi Hills can be viewed from the roof garden 100 meters above the ground.

2. Located in the Toranomon area where further development is expected

- An excellent location within a 1-minute walk from Tokyo Metro Hibiya Line Kamiyacho Station.
- As a result of a number of redevelopment projects currently in progress around the building, the Toranomon area has begun to rapidly evolve into an international urban center.

<Acquisition portion>



(Note) MHR acquired the trust beneficial interests in compartmentalized ownership of the 3rd, 4th, part of 5th, 14-18th and 22-24th floors .

2-5 Overview of new acquisitions

Outline of transactions

		Acquired as of August 1, 2017 (A)	Acquired as of March 1, 2018 (B)	(A) + (B)	
Toranomon Hills Mori Tower	Acquisition price	5,070 million yen	5,070 million yen	10,140 million yen	<div style="border: 1px solid orange; border-radius: 15px; padding: 5px;"> Total acquired area Approx. 3.4% of office area Approx. 1.9% of total </div>
	NOI yield	3.4%	3.4%	3.4%	
	NOI	172 million yen	173 million yen	345 million yen	
	Total leasable floor area	1,709.27m ²	1,709.27m ²	3,418.54m ²	
		+	+		
Holland Hills Mori Tower	Acquisition price	9,330 million yen	2,430 million yen	11,760 million yen	<div style="border: 1px solid orange; border-radius: 15px; padding: 5px;"> Total acquired area Approx. 55.5% of office area Approx. 34.9% of total </div>
	NOI yield	4.3%	4.3%	4.3%	
	NOI	401 million yen	104 million yen	505 million yen	
	Total leasable floor area	5,794.07m ²	1,524.76m ²	7,318.83m ²	
		▼	▼		
Total	Acquisition price	14,400 million yen	7,500 million yen		
	NOI yield	3.9%	3.7%		
	NOI	574 million yen	277 million yen		

2-6 Forecasts

	23rd period Jan. 31, 2018	24th period Jul. 31, 2018		25th period Jan. 31, 2019
	Actual	Forecast	Difference	Forecast

Operating Highlights (million yen)

Operating revenue	8,495	8,721	+ 225	8,759
Rent revenues	8,284	8,507	+ 222	8,537
Other operating revenues	211	214	+ 3	222
Operating expenses	3,208	3,341	+ 132	3,340
Expenses related to properties	2,910	3,032	+ 121	3,012
SG&A	298	309	+ 11	327
Operating income	5,287	5,379	+ 92	5,419
Non-operating income	1	2	+ 0	1
Non-operating expenses	631	618	Δ 12	604
Ordinary income	4,657	4,763	+ 106	4,815
Net income	4,655	4,762	+ 106	4,814
Total dividends	4,654	4,761	+ 106	4,814

DPU

Total units outstanding (units)	1,750,640	1,750,640	—	1,750,640
DPU (yen)	2,659	2,720	+ 61	2,750

Other Indices (million yen)

Profit on real estate rental	5,585	5,688	+ 103	5,747
Depreciation	1,032	1,039	+ 7	1,017
NOI	6,617	6,728	+ 111	6,764
NOI yield	3.7%	3.8%	0.1PT	3.7%
Acquisition price (weighted average based on the number of operating days during the period)	352,550	358,889	+ 6,339	360,050

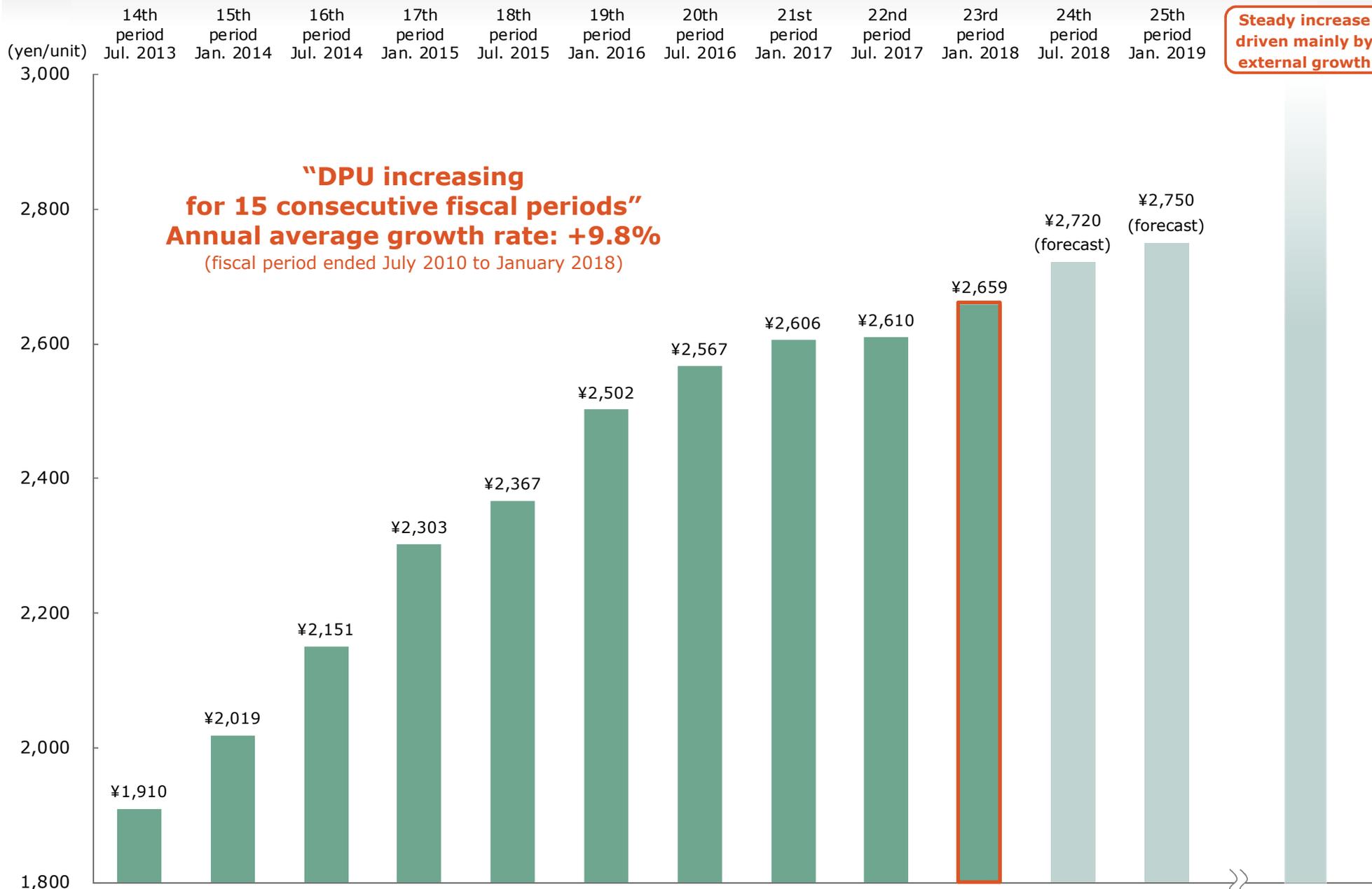
Increase/decrease factor (23rd – 24th)

- **Operating revenue (+225 mn yen)**
 - Property acquisition in 24th period +158
 - Office (Pass-through) +59
- **Operating expenses (+132 mn yen)**
 - Property acquisition in 24th period +48
 - Maintenance and repairs +46
 - Property taxes for existing properties +17
 - Property taxes for properties acquired in 23rd period +14
- **Non-operating expenses (Δ12 mn yen)**
 - Interest expenses, etc. (New borrowings in 24th period) +16
 - Interest expenses, etc. (Current borrowings) Δ20
 - Amortization of investment unit issuance cost Δ8

Increase/decrease factor (24th – 25th)

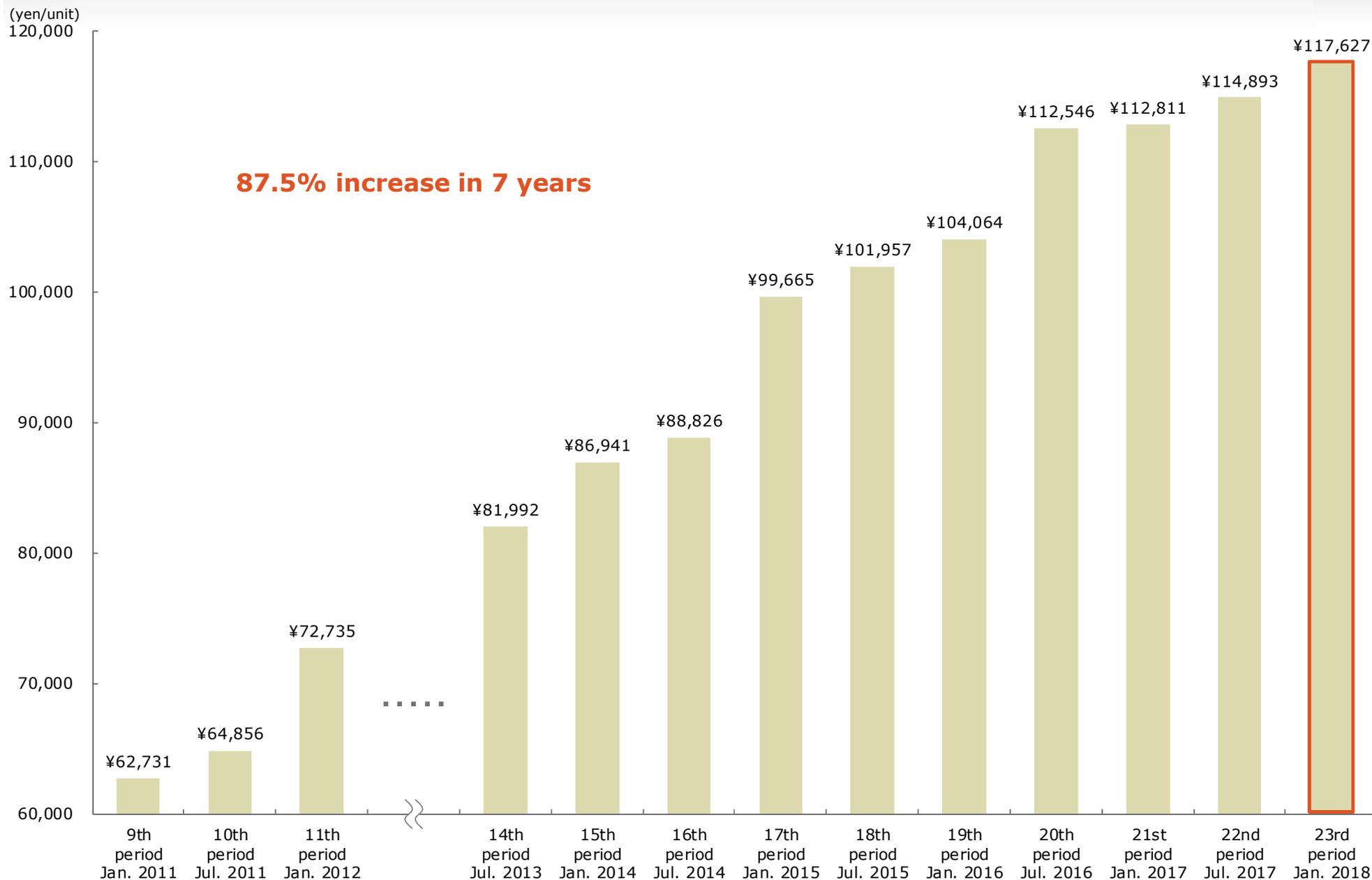
- **Operating revenue (+38 mn yen)**
 - Office (Pass-through) +23
 - Full period contribution of property acquisition in 24th period +17
- **Operating expenses (Δ1 mn yen)**
 - Property taxes for existing properties +17
 - Property taxes for property acquisition in 23rd period +14
 - Full period contribution of property acquisition in 24th period +5
 - Maintenance and repairs Δ32
- **Non-operating expenses (Δ13 mn yen)**
 - Interest expenses, etc. (Current borrowings) Δ10

2-7 Dividends per unit growth record



※ Implemented a 5-for-1 investment unit split effective on February 1, 2014.
 Actual dividends per unit was divided by 5 for the periods before the split of investment units in the graph.

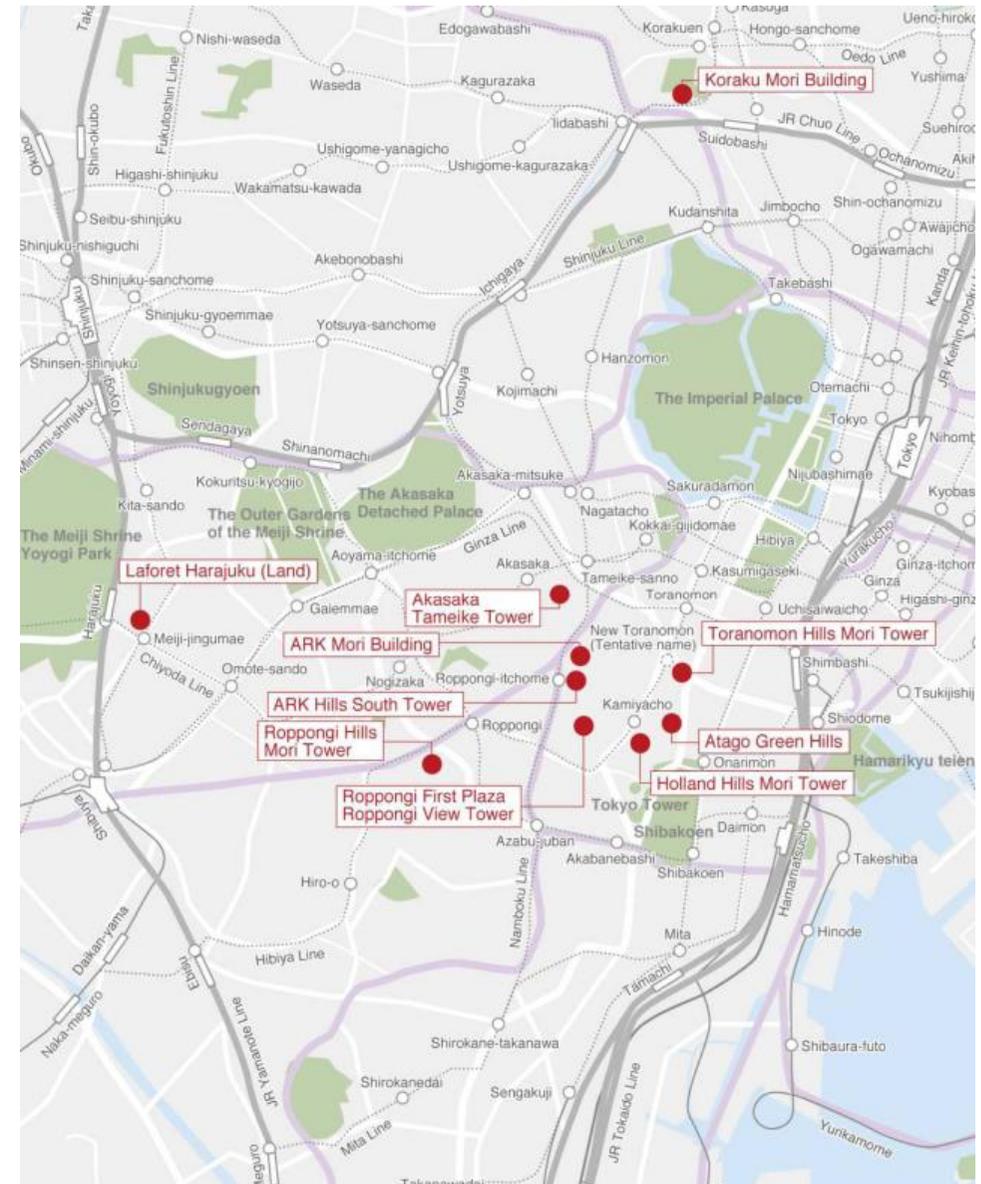
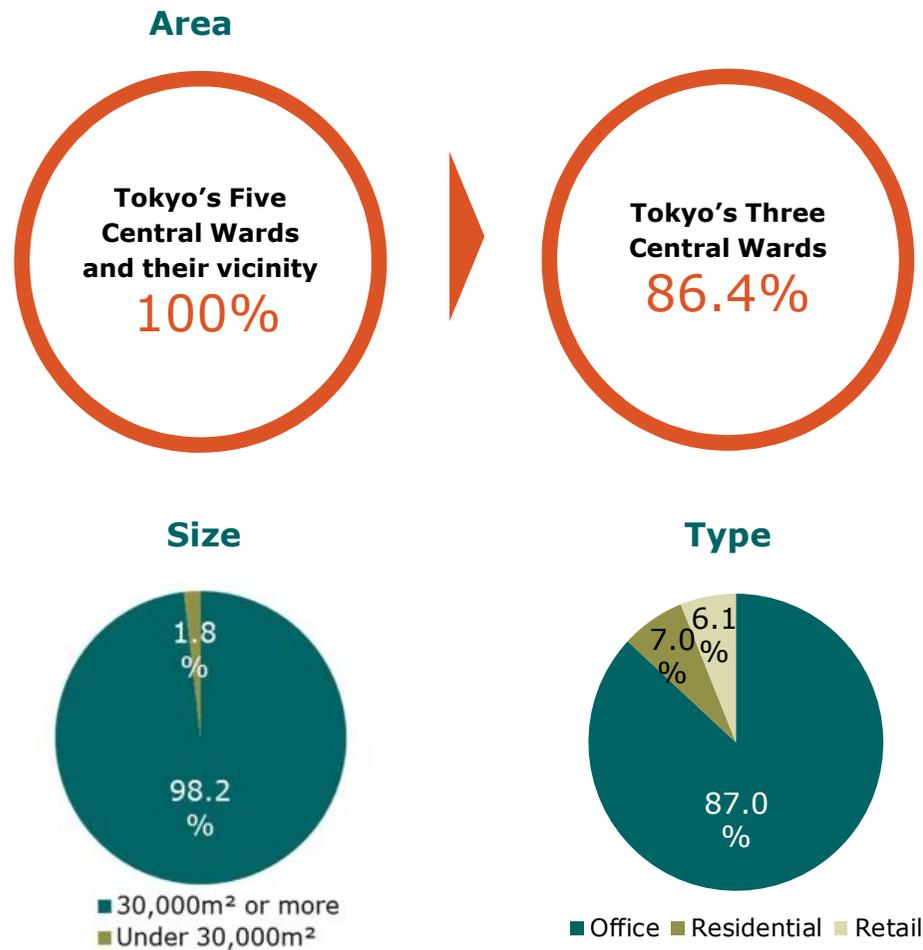
2-8 Increase in appraisal NAV per unit



※ Implemented a 5-for-1 investment unit split effective on February 1, 2014.
Actual NAV was divided by 5 for the periods before the split of investment units in the graph.

2-9 Overview of portfolio (1) Location

No. 1 property percentage in Central Tokyo



(Note 1) The ratios represent proportion of acquisition price to total acquisition price.
 (Note 2) Chart showing "Size" does not include Laforet Harajuku (Land).
 (Note 3) For calculation of breakdown by type, acquisition price for Akasaka Tameike Tower and Atago Green Hills are divided into offices and residences.

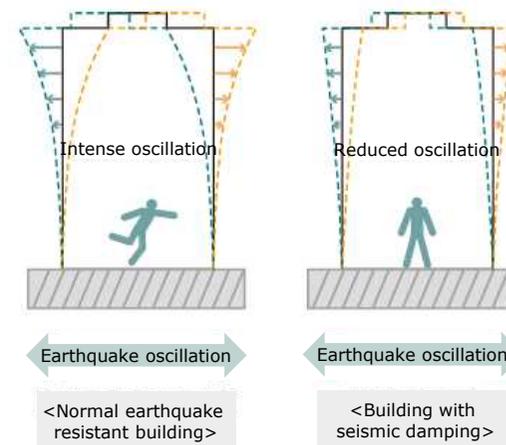
Pursue No. 1 earthquake-resistance capability

**Lowest portfolio
PML of all listed
J-REITs**
0.97%

※ PML refers to the probable maximum loss ratio expected to result from an earthquake.
A smaller figure indicates superiority in earthquake-resistance.

Property name		Type	PML	Earthquake-resistant feature
Roppongi Hills Mori Tower		Office	0.59%	Seismic damping
ARK Mori Building			0.78%	Seismic damping
Koraku Mori Building			0.73%	Seismic damping
ARK Hills South Tower			1.56%	Seismic damping
Toranomori Hills Mori Tower			0.50%	Seismic damping
Holland Hills Mori Tower			0.85%	Seismic damping
Akasaka Tameike Tower		Office (Partly residential)	1.79%	Seismic damping
Atago Green Hills	MORI Tower		2.35%	Seismic damping
	Forest Tower		2.34%	Seismic damping
	Plaza		5.94%	—
Roppongi First Plaza		Residential	2.20%	—
Roppongi View Tower			2.20%	—

Seismic damping

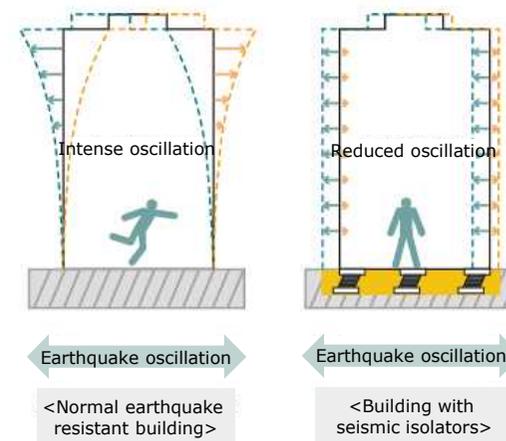


Seismic damping reduces earthquake magnitude of oscillation by approx. 20%



Viscous seismic damping wall

Seismic isolators



Seismic isolators reduce the magnitude of oscillation to approx. 1/2 or 1/3 especially in case of large earthquakes



Seismic isolators

Pursue No. 1 environmental performance



CASBEE for Market Promotion: Rank S



Roppongi Hills Mori Tower



ARK Mori Building



Atago Green Hills (Mori Tower)

CASBEE for Buildings (New Construction): Rank S



Toranomon Hills Mori Tower

DBJ Green Buildings Certification: Five stars



ARK Hills South Tower

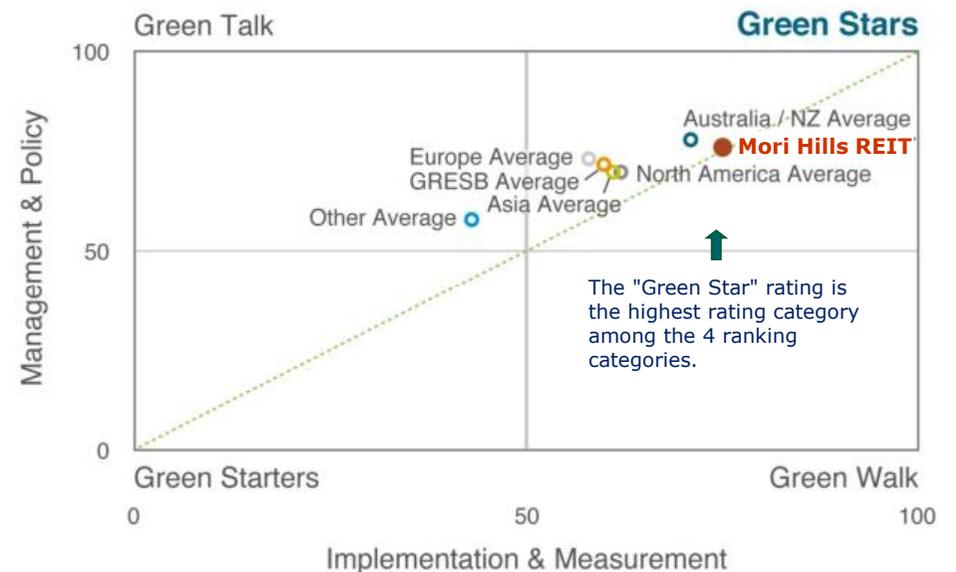
<Acquired GRESB Green Star Rating>

In the 2017 GRESB Survey, MHR received a Green Star rating for the sixth consecutive year. In addition, MHR received 4 Stars in the GRESB Rating (Note).



GRESB is a benchmark that measures the sustainability performance of real estate companies and real estate management institutions based on an annual questionnaire survey conducted by the GRESB foundation, composed primarily of European pension fund groups.

GRESB Four-Quadrant Model Scores by Region



(Source) Prepared by the Asset Manager based on the "2017 GRESB Report" of the Global Real Estate Sustainability Benchmark (GRESB).
(Note) The comparative assessment of the overall score was initially introduced in 2016. It is a global ranking utilizing a five-star scale ("5 Stars" as the highest rank).

2-12 External growth

Business environment recognition

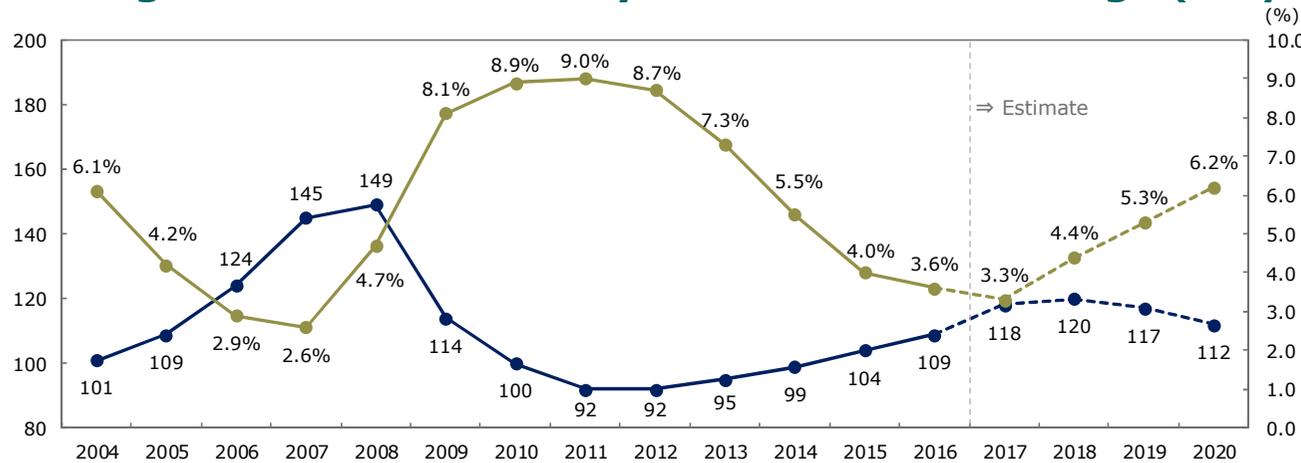
Closely watching the acquisition price level as property acquisition competitions are overheated

(Note) Please refer to "Section 4. Business environment recognition and MHR's policy/strategy" for details.

External growth policy

Focus on external growth utilizing sponsors' abundant property pipeline

Change in rent and vacancy rate of office buildings (Tokyo's five central wards)

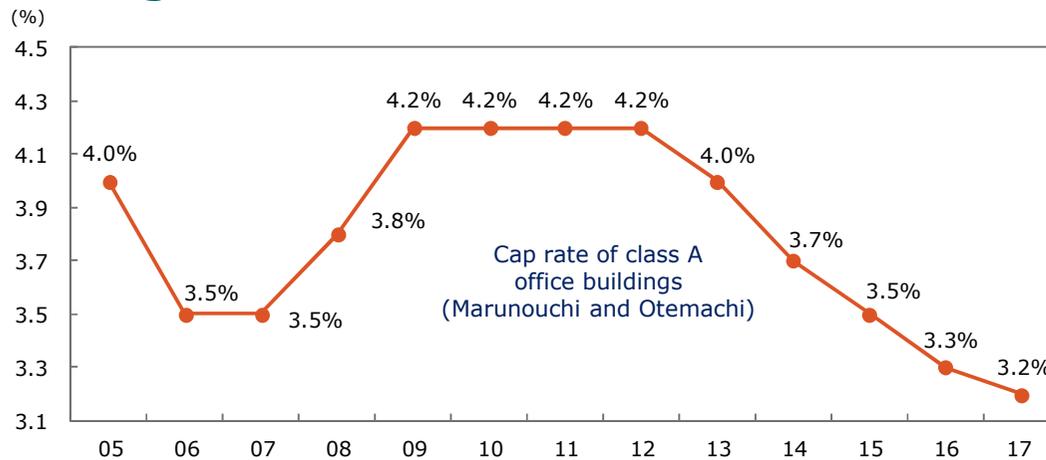


● Rent index
● Vacancy rate

(Source) Prepared by the Asset Manager based on the "Autumn 2017 Office Rent Forecast in Tokyo, Osaka and Nagoya (2017-2020, 2025)" by the Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.).

(Note) The rent index targets large and medium buildings (standard floor area of 100 tsubo or more) in Tokyo's five central wards. The rent index is rebased to 100 as of 2010.

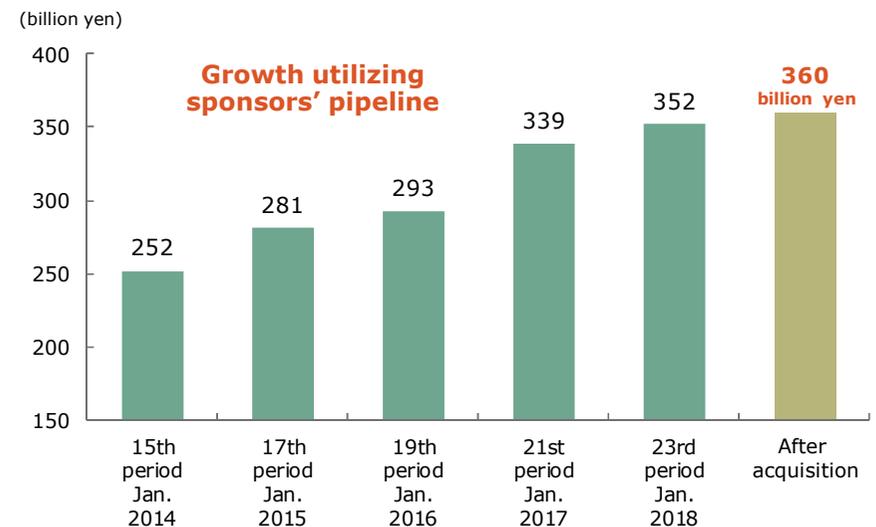
Change in return on real estate investment



(Source) Prepared by the Asset Manager based on "The Japanese Real Estate Investor Survey" by the Japan Real Estate Institute.

(Note) Figures reflect the time of survey as of October each year.

Change in assets under management



2-13 External growth

Mori Building's extensive property pipeline

Total assets:
1.9 trillion yen
(as of the end of March 2017)

Number of properties under management:
97 buildings
(as of April 2017)

MHR has "preferential negotiation rights" ^(Note)

Properties owned by Mori Building Group

- 1** Roppongi Hills (Partly owned by MHR)
- 2** Toranomon Hills (Partly owned by MHR)
- 3** ARK Hills (Partly owned by MHR)



〈Office/Residential/Retail, etc.〉



〈Office/Residential/Hotel, etc.〉



〈Office/Residential/Retail, etc.〉

- 4** Atago Green Hills (Partly owned by MHR)
- 5** Holland Hills (Partly owned by MHR)



〈Office/Residential/Retail〉



〈Office/Residential/Retail〉

- 6** Omotesando Hills



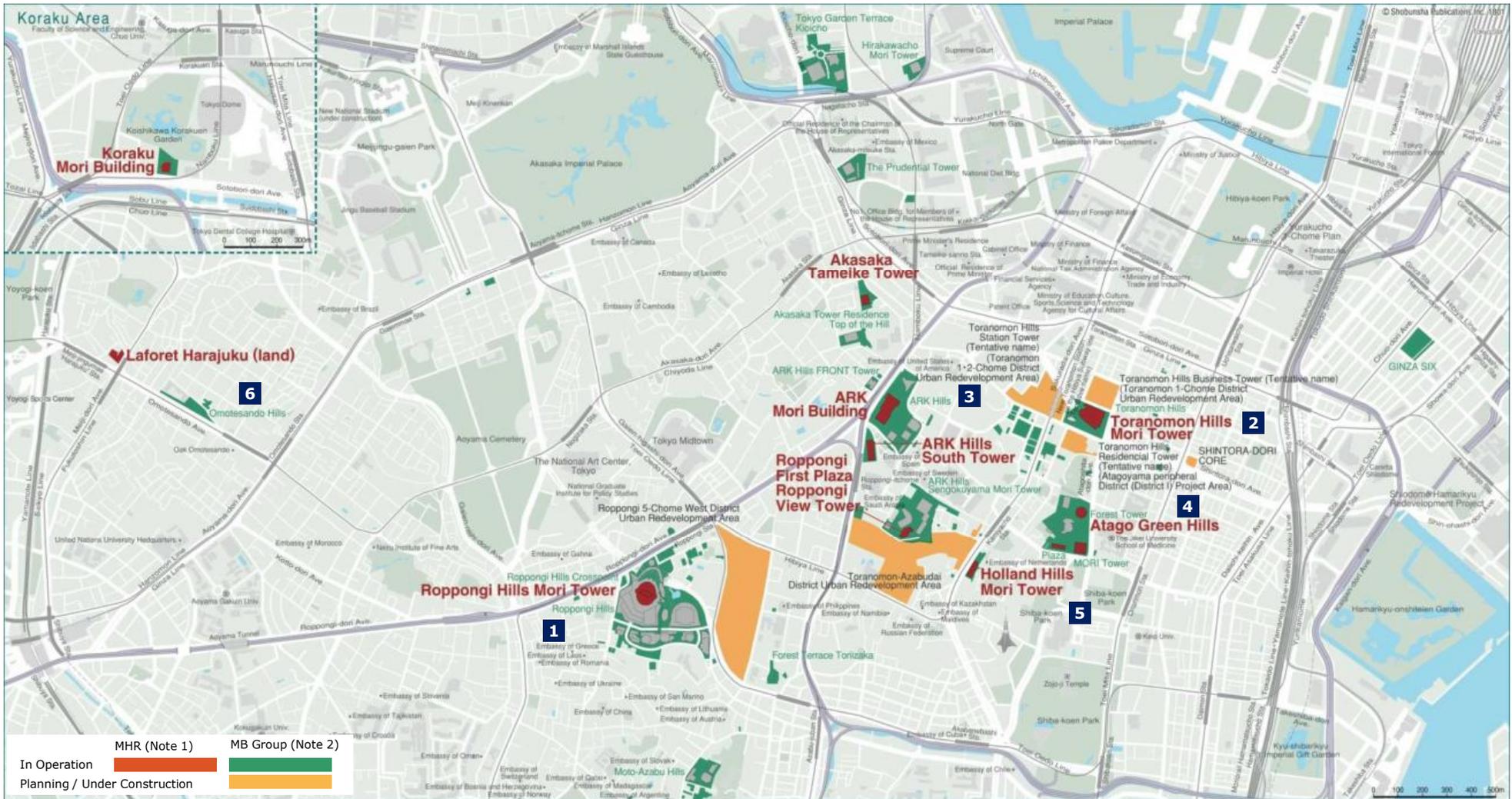
〈Retail/Residential〉

(Note) Some exceptions included.

Recent redevelopment projects (Toranomon Hills area)



Mori Building Group's involvement



(Source) Prepared by the Asset Manager based on Mori Building's "Mori Building Handy Map Mori Building Map/Home Route Support Map 2018."

(Note 1) Some of the properties have been partially acquired and held by MHR.

(Note 2) Properties are developed, owned, managed and planned for development by Mori Building Group, and there are no properties currently anticipated to be acquired by MHR.

2-15 Internal growth

Business environment recognition

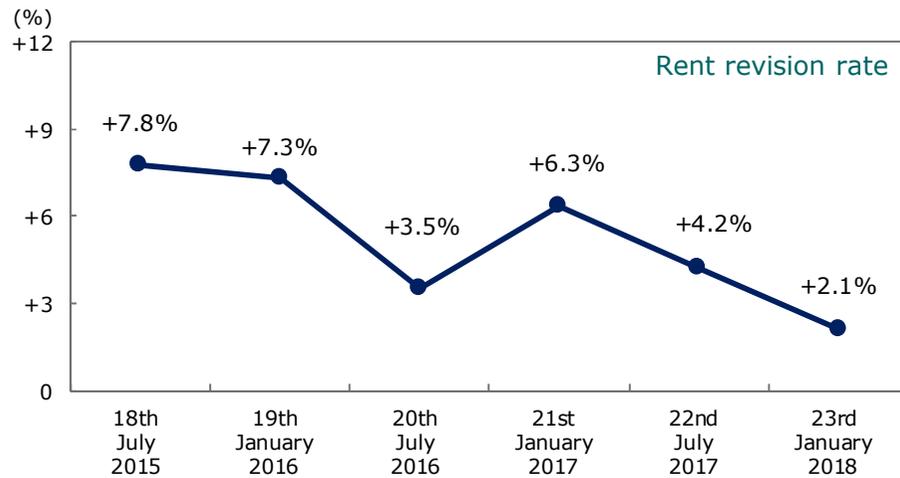
Central Tokyo office rents forecast to continue moderate rise, but as supply increases, the rate of rent increase likely to moderate

(Note) Please refer to "4. Business environment recognition and MHR's policy/strategy" for details.

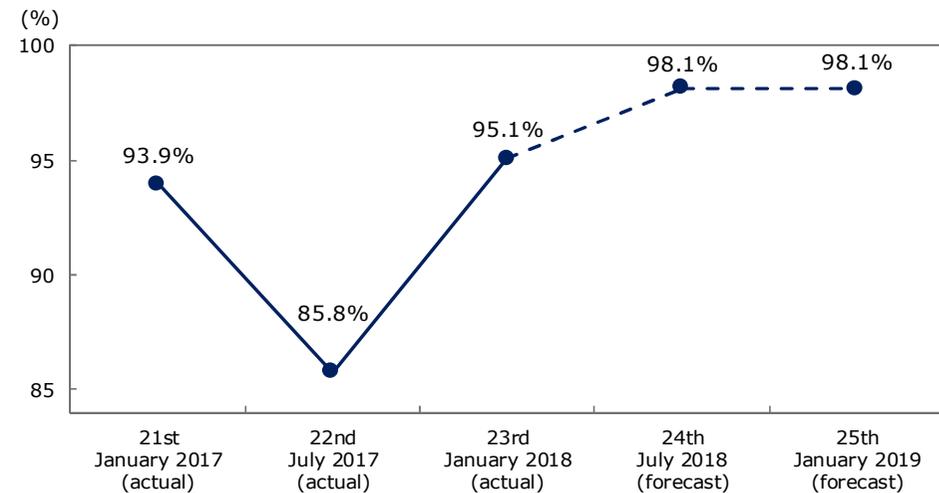
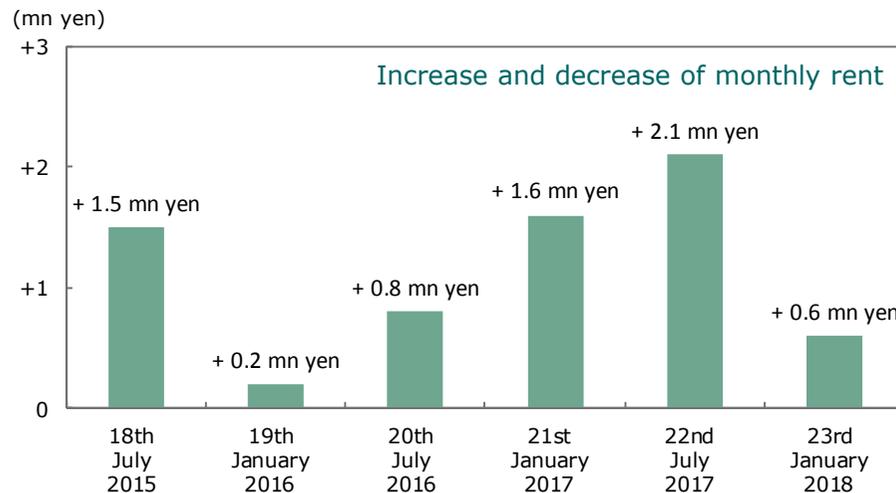
Internal growth policy

Maintain stability of cash flow through fixed rent master leases, while achieving revenue growth with pass-through type leases

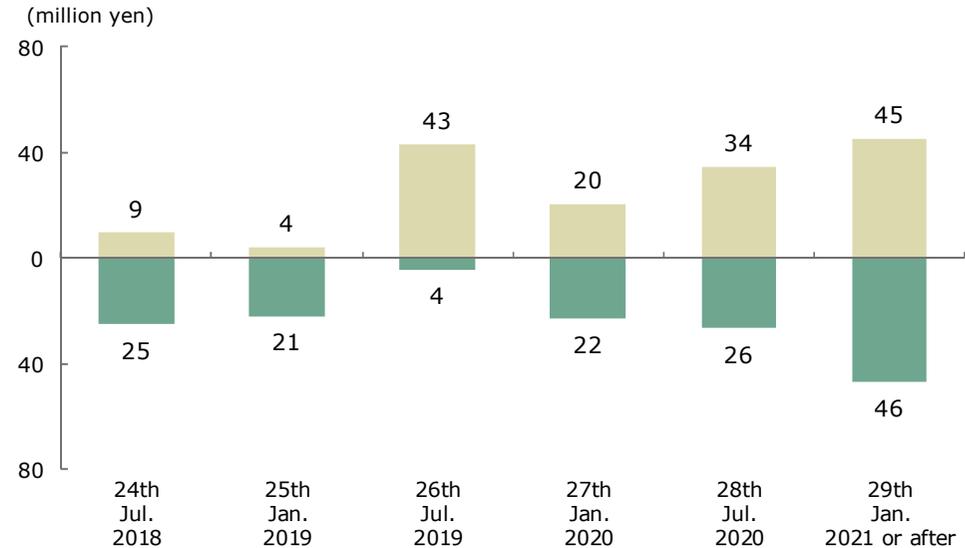
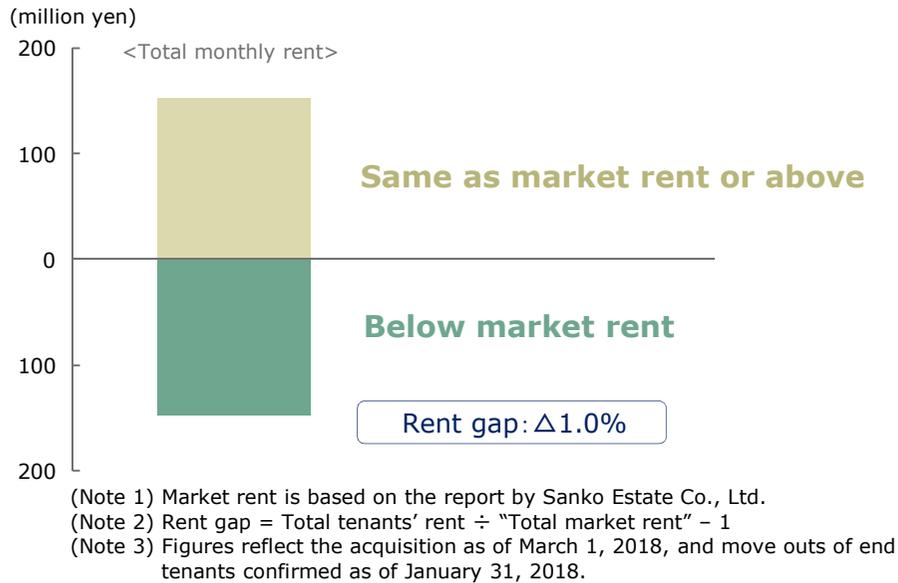
Result of office tenants' rent revision (pass-through)



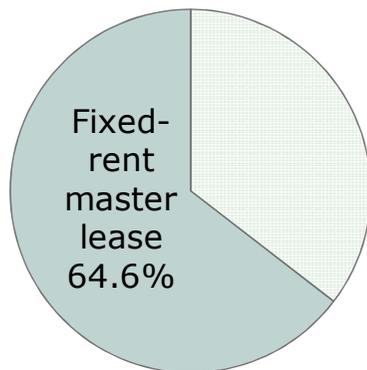
Trend of office's occupancy rate (pass-through)



Comparison with office market rent (pass-through)



Ratio of fixed rent master lease (After new acquisitions)



Tenant diversification of pass-through type properties has been accomplished

Largest tenant's floor area ratio is 1.7%

● Defensive positioning with fixed type ML in preparation for large office supply increase

● Constant and steady internal growth of pass-through type properties

Well balanced internal growth scheme

2-17 Financial management

Business environment recognition

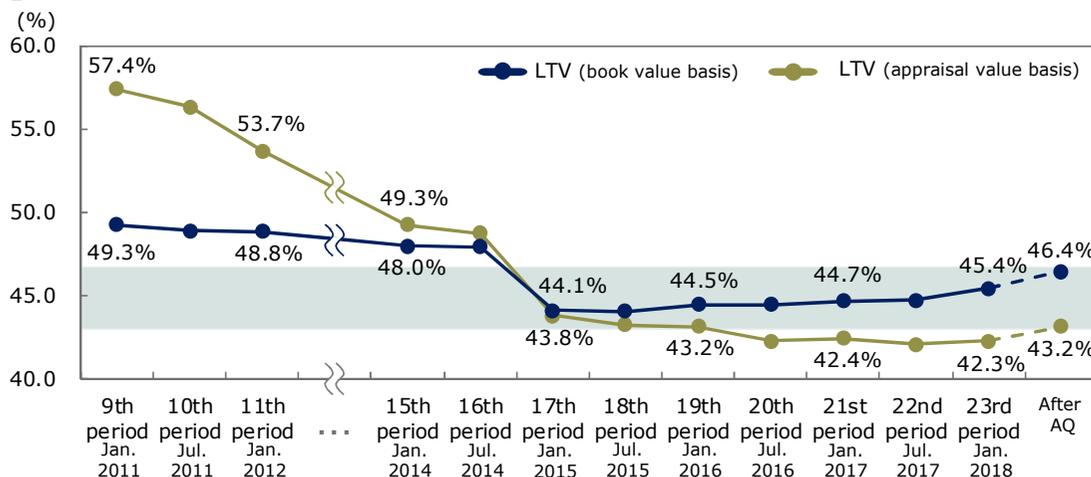
Interest rate level is expected to remain low considering economic conditions and monetary policies

(Note) Please refer to "Section 4. Business environment recognition and MHR's policy/strategy" for details.

Financial management policy

Move to lower interest rates targeting mid 40% range LTV (book value basis) and 4 years or longer average remaining duration of debt

Reduction in LTV



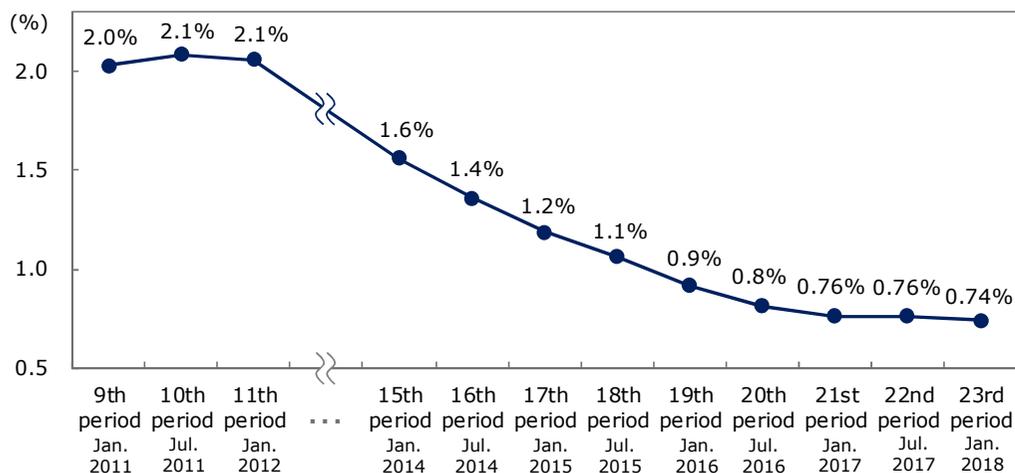
Overview of debt financing

	End of 22nd period Jul. 31, 2017	End of 23rd period Jan. 31, 2018
Debt Balance	156,022 mn yen	161,222 mn yen
LTV (book value basis) ^(Note 1)	44.7%	45.4%
LTV (appraisal value basis) ^(Note 2)	42.1%	42.3%
Avg. remaining duration	3.8 years	3.7 years

(Note 1) LTV (book value basis) is calculated as [Interest bearing debt / Total assets].

(Note 2) LTV (appraisal value basis) is calculated as [Interest-bearing debt / Appraisal value based total assets (Total assets + Total appraisal value - Total book value)].

Reduction in average interest rate (including borrowing expenses)

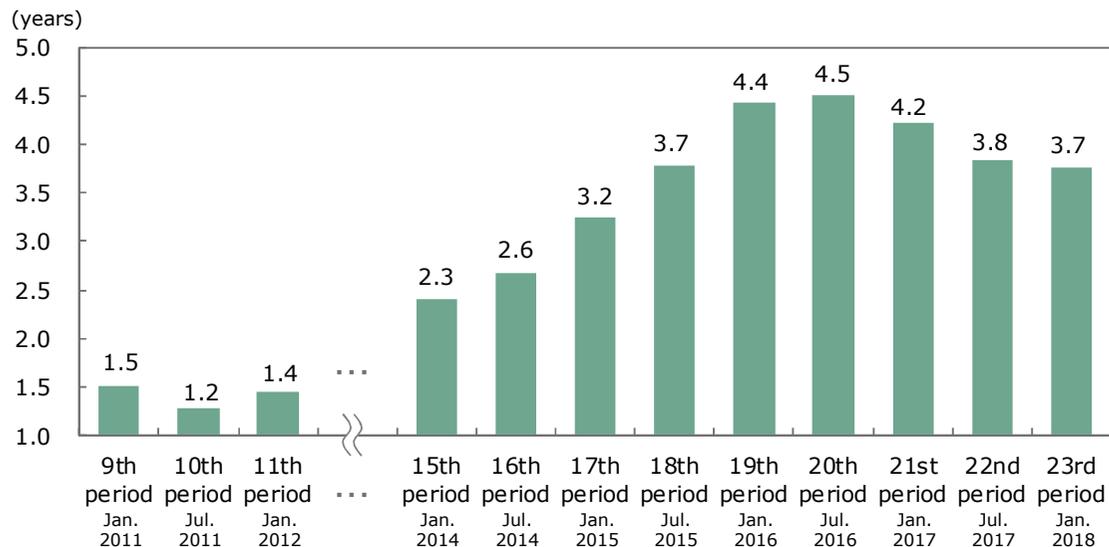


Issuance status of investment corporation bonds

Issue Date	Amount	Maturity	Rate of Interest
Jan. 2017	2,000 mn yen	10 years	0.49%
Jun. 2017	2,000 mn yen	10 years	0.50%

(Note) Total interest-bearing debt cost is calculated as [(interest expenses + interest expenses on investment corporation bonds + borrowing expenses + amortization of investment corporation bond issuance costs) × 365 ÷ operating days during each period ÷ average interest-bearing debt balance during each period].

Extension in remaining duration of debt

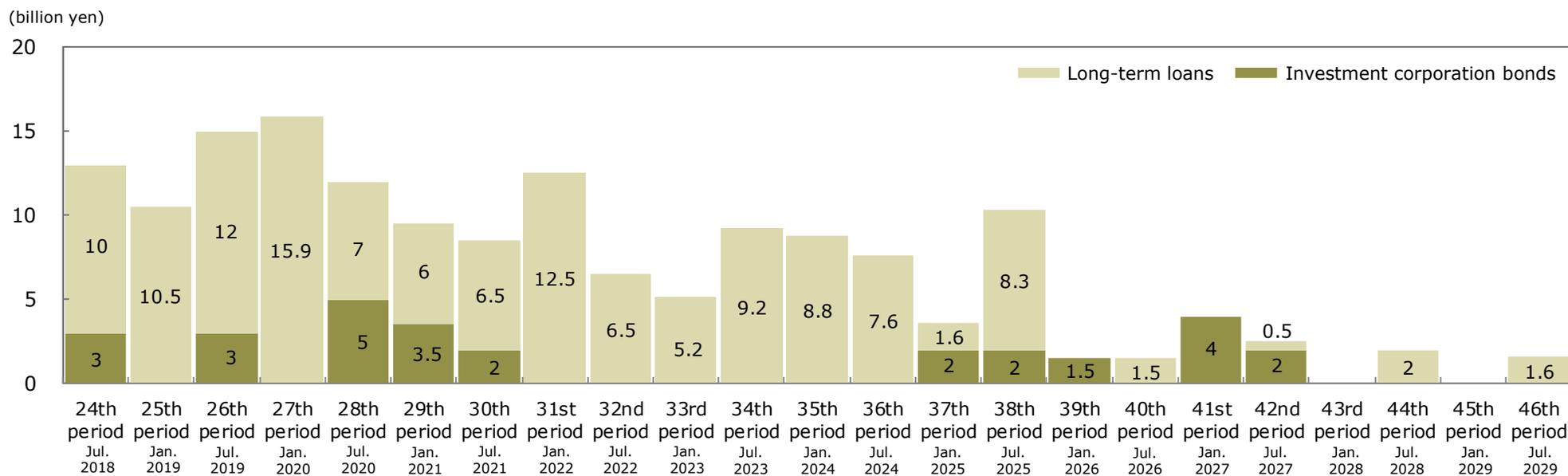


Rating

Japan Credit Rating (JCR)

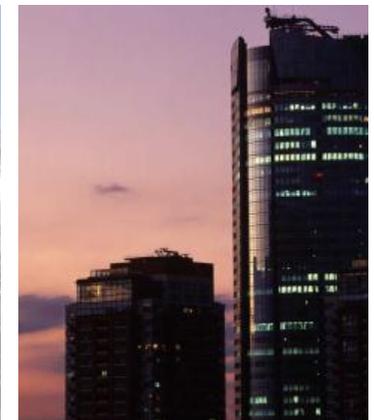
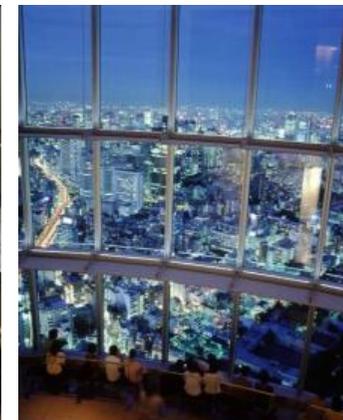
Long-term issuer rating:
AA (Stable)

Overview of maturity (as of January 31, 2018)



Average interest rate: 1.1%, 1.1%, 0.6%, 0.7%, 0.7%, 0.7%, 0.8%, 0.9%, 1.0%

2-19 MHR's representative property (1) Roppongi Hills



Roppongi Hills

Since its opening in 2003 as Japan's largest ever urban redevelopment at about 11.6 hectares, more than 40 million people have visited Roppongi Hills each year from all over the world. As this community has matured, Roppongi Hills has only multiplied its global magnetic attraction. Japan real estate development had been limited by an economic perspective until Mori Building revolutionized the concept by creating a community where humanity, culture, interaction and vision toward the next era is born.

Office

Roppongi Hills Mori Tower

Roppongi Hills Mori Tower is the main tower of Roppongi Hills and is 54 floors above ground and 238 meters high and has established itself as a landmark of Tokyo. Offices located from the 8th floor to the 48th floor boast floor plates of about 1,360 tsubo (about 4,500m²), among the largest floor areas of skyscrapers in Japan. It is a state-of-the-art office building with an ultra high-speed network, outstanding earthquake resistance performance and thorough security.



Residence Roppongi Hills Residence

In Roppongi Hills where international cultural is fostered and people come to interact, Mori Building designed these residences with the comfort of the people as a top priority, to provide the template for a “new life overflowing with affluence and warmth”.



Retail Shops and Restaurants

Retail facilities are comprised of more than 200 “only one” shops and restaurants divided into four areas with different concepts. There are many shops on the lower floors of the buildings and on the street so visitors can enjoy shopping, eating and drinking while walking around the open spaces that are full of greenery.



Hotel Grand Hyatt Tokyo

Grand Hyatt Tokyo offers a dynamic city space featuring 10 highly distinctive restaurants and bars, 387 guestrooms designed for the highest level of relaxation, 13 banquet facilities and much more. The wide range of facilities inside the hotel and in Roppongi Hills enable guests to enjoy leisurely time at the hotel to the fullest extent.



Cinema TOHO Cinemas Roppongi Hills

One of the top cinema complexes in Japan, TOHO offers nine movie screens, a variety of daily show times and facilities with unprecedented comfort and functions. These theaters ushered in a whole new culture of movie going in Roppongi.



Museum Mori Art Museum

“The world’s nearest art museum to the sky”, the museum collaborates with a network of highly respected international art museums to create a space to appreciate the world’s top modern art. It is open until 10 pm during exhibitions to welcome visitors after work or dinner.



Stable Supply of Power from the Independent Power Station

Roppongi Hills uses its own energy plant (a specially designated power supply business facility) to supply electrical power to the area. Because this plant uses city gas (medium pressure gas) as the fuel, it is not affected by power restrictions on the use of electricity and is able to provide an extremely stable supply of electricity. The use of a power supply with triple redundant safety allows the building to construct a power supply system with high reliability.

2-21 MHR's representative property (2) Toranomon Hills



Toranomon Hills Mori Tower



Toranomon Hills

Toranomon Hills is located in the "Special Zone for Asian Headquarters" where Tokyo Metropolitan Government seeks to attract foreign companies. This building is Tokyo's new landmark and consists of Japan's first Andaz hotel "Andaz Tokyo", high-specification offices, a high class residential area with outstanding views where hotel services are available, international-standard conference facilities and commercial facilities to supports various urban functions, along with an open space of about 6,000m².

Office

Toranomon Hills Mori Tower

Offices occupy the 6th to the 35th floors of "Toranomon Hills Mori Tower", a super high rise tower with 52 floors rising 247 meters above ground with a gross floor area of 30,000 tsubo. Standard rent floors' average size are about 1,000 tsubo (about 3,300m²) with a ceiling height of 2.8 meters and they provide flexible and comfortable workspaces without pillars. Six transit stations and 11 lines are nearby and provide access to Haneda Airport which makes this building an optimal global business base.



Residence Toranomon Hills Residence

Pleasant views of central Tokyo such as Tokyo Tower, Rainbow Bridge, Tokyo Sky Tree and the open green space of the Imperial Palace can be viewed from residences located on the 37th to 46th floors. Hotel services in cooperation with Andaz Tokyo are available.



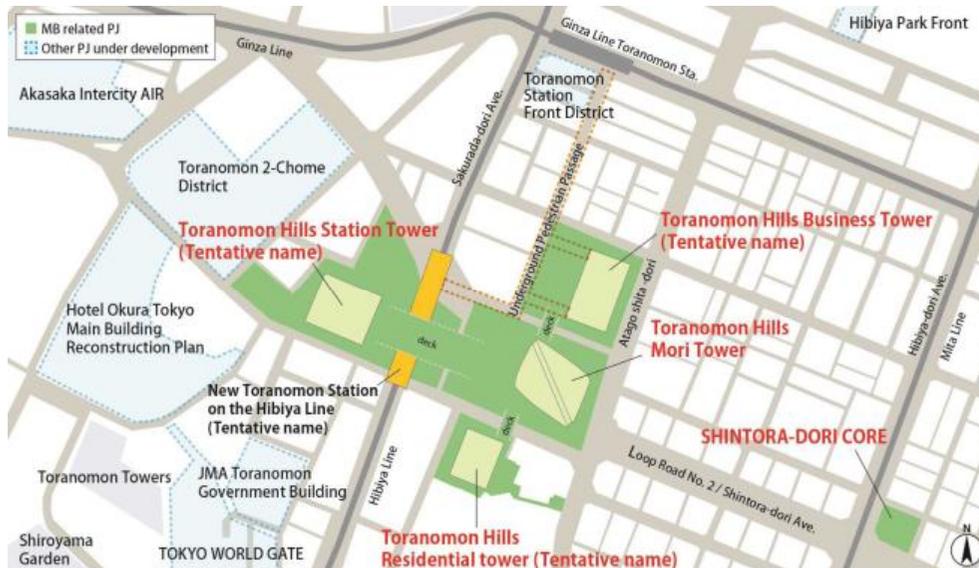
Retail Shops and Restaurants

With the concept of "Communication Hub", restaurants are designed to provide international cuisine that satisfy customers from Japan and overseas. Various people such as office workers, conference attendees and hotel guests gather in this space uniquely designed to facilitate communication.



Hotel Andaz Tokyo

Hyatt's boutique lifestyle hotel "Andaz Tokyo" is Japan's first Andaz. Andaz means "personal style" in Hindi. The hotel values the individuality of the area and incorporates the charm of the land into design and its' service.



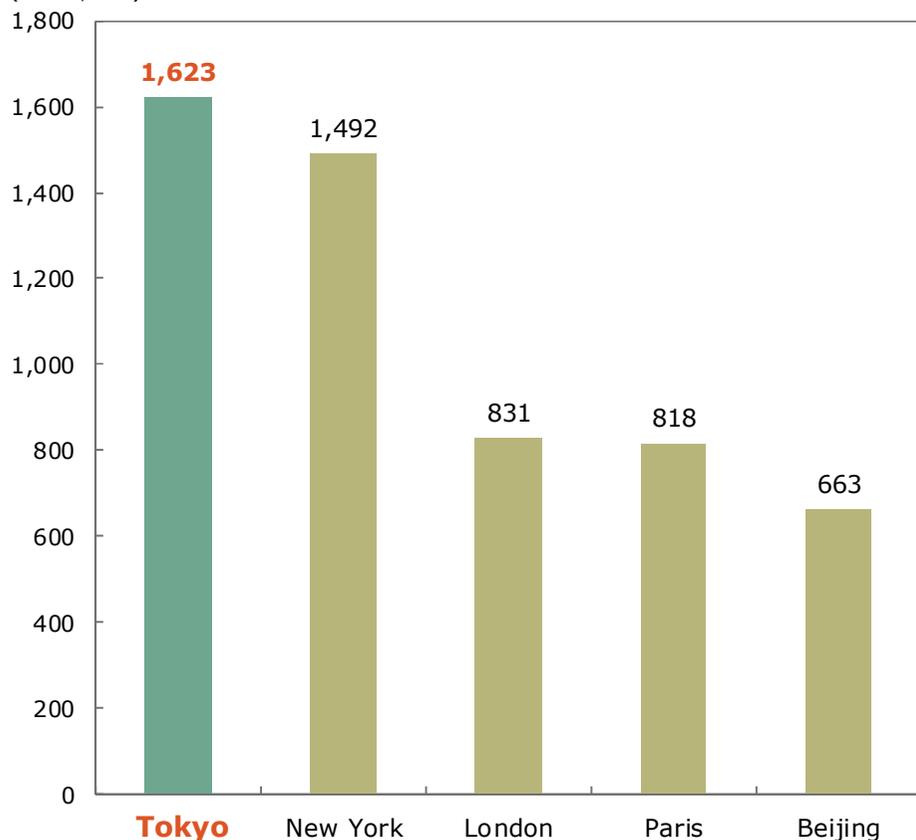
Evolving as an International Urban Center and a Global Business Hub

Upon completion of Toranomon Hills Business Tower (Tentative name), Toranomon Hills Residential Tower (Tentative name) and the currently planned Toranomon Hills Station Tower (Tentative name), the total area of the Toranomon Hills complex including Toranomon Hills Mori Tower will reach about 7.5 hectares and about 800,000m² of the total floor space. The area will evolve into a true "international urban center and a global business hub" with integrated functions such as international standard offices, residences, hotels, retail facilities and transportation infrastructure.

2-23 Competitive strength of Central Tokyo

GDP of major metropolitan areas

(billion, PPP)



(Source) Prepared by the Asset Manager based on "REDEFINING GLOBAL CITIES" published by the Brookings Institution.

(Note) For each metropolitan area, the nominal GDP of 2015 is stated.

Population of urban concentration areas

(in thousands)

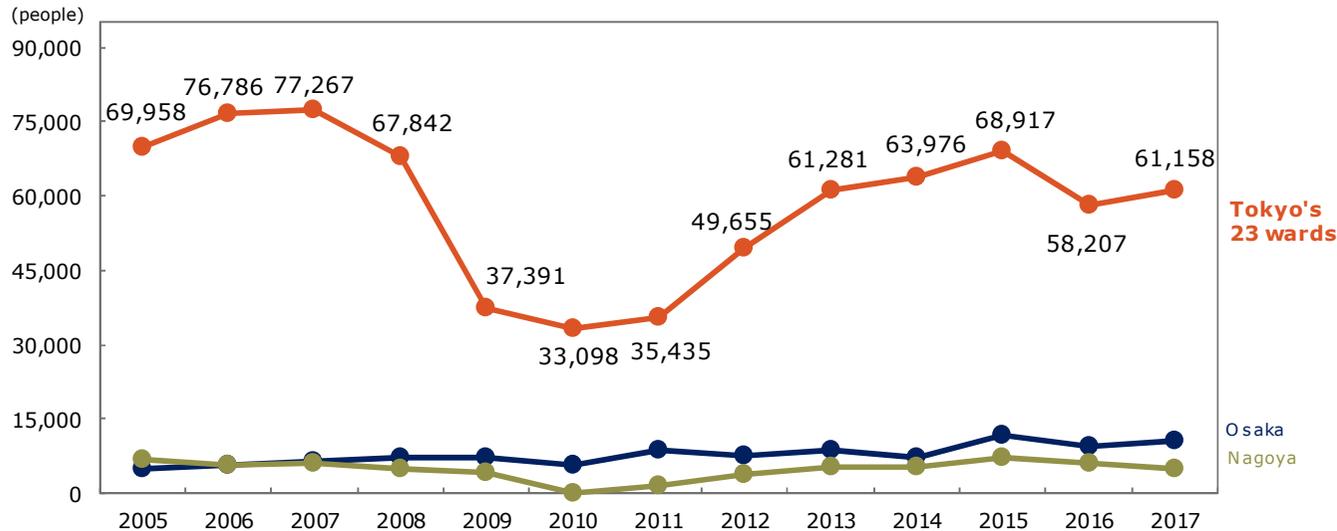
2016			2030		
Rank	Urban concentration area	Population	Rank	Urban concentration area	Population
1	Tokyo (Japan)	38,140	1	Tokyo (Japan)	37,190
2	Delhi (India)	26,454	2	Delhi (India)	36,060
3	Shanghai (China)	24,484	3	Shanghai (China)	30,751
4	Mumbai (India)	21,357	4	Mumbai (India)	27,797
5	São Paulo (Brazil)	21,297	5	Beijing (China)	27,706
6	Beijing (China)	21,240	6	Dhaka (Bangladesh)	27,374
7	Mexico City (Mexico)	21,157	7	Karachi (Pakistan)	24,838
8	Osaka (Japan)	20,337	8	Cairo (Egypt)	24,502
9	Cairo (Egypt)	19,128	9	Lagos (Nigeria)	24,239
10	New York (USA)	18,604	10	Mexico City (Mexico)	23,865

(Source) Prepared by the Asset Manager based on "The World's Cities in 2016" by the the Department of Economic and Social Affairs of the United Nations.

- In a comparison of GDP among the world's metropolitan areas, Tokyo outperformed New York, London and Paris to rank as the world's largest
- In terms of the world's urban population, Tokyo is projected to maintain its rank as the world's largest metropolitan area

2-24 Competitive strength of Central Tokyo

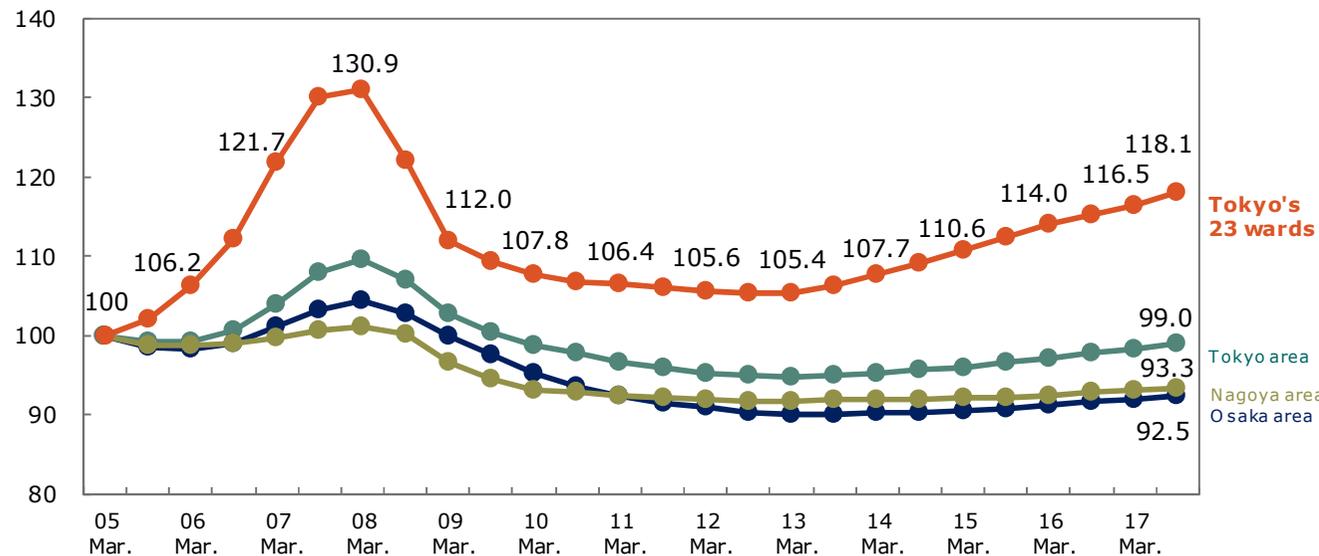
Trend of net migration



- Tokyo's 23 wards have experienced net population growth for 21 consecutive years since 1997, indicating a high level of consistent net population growth even in comparison with the other major cities in Japan.

(Source) Prepared by the Asset Manager based on "Report on Internal Migration in Japan" by the Statistics Bureau, the Ministry of Internal Affairs and Communications.

Trend of urban land price index (average of all uses)



- Land price level of central Tokyo has consistently surpassed the level of March 2005, showing a clear difference from those of other metropolitan areas in Japan that have been on a declining trend.

- However, since investment should be made carefully after asset values have surged, we intend to exercise prudence concerning investment prices.

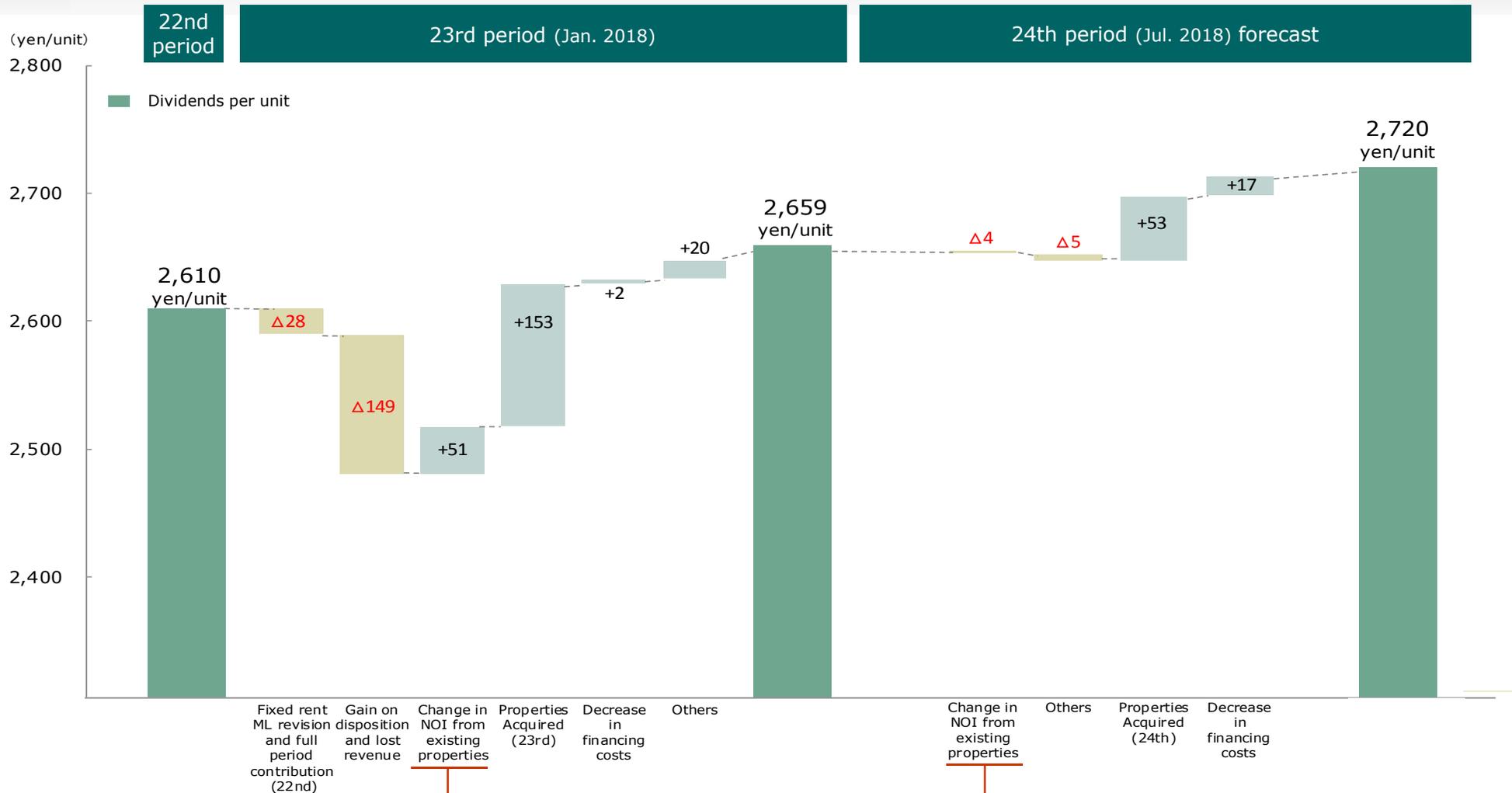
(Source) Prepared by the Asset Manager based on "Urban Land Price Index" by the Japan Real Estate Institute.

3. Operation highlights



3-1

Factors that led to changes in dividends per unit from the previous fiscal period



Major factors behind change in NOI from existing properties:

+ Net tenant lease activities and upward rent revision at ARK Hills South Tower	+60
+ Net tenant lease activities and upward rent revision at Akasaka Tameike Tower	+26
- Property taxes for properties acquired in 20th period recorded as expense (equivalent to 3 months)	Δ26
- Net tenant lease activities and upward rent revision at Koraku Mori Building	Δ5
- Net tenant lease activities and rent revision at residential pass-through property	Δ4

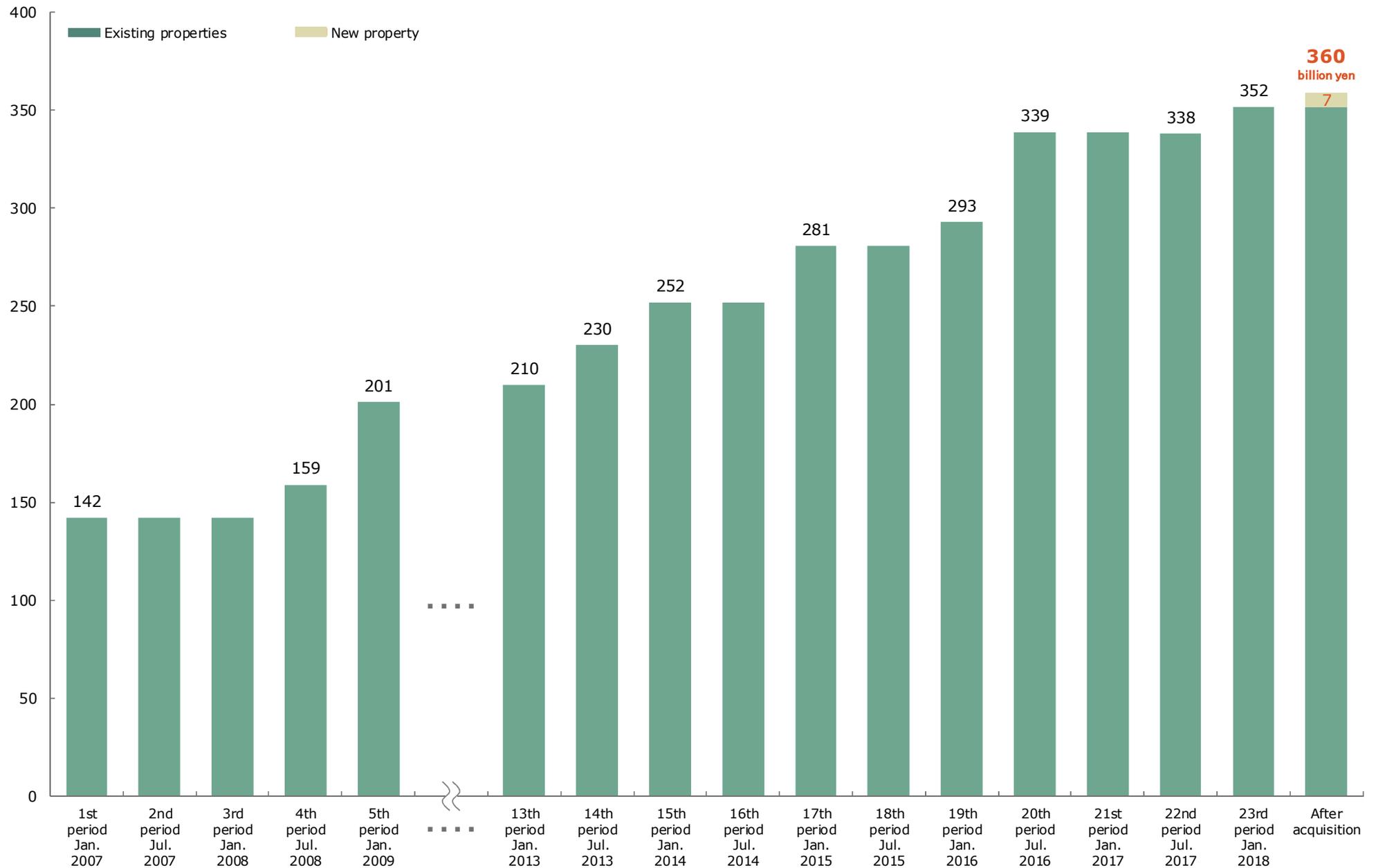
Major factors behind change in NOI from existing properties:

+ Net tenant lease activities and upward rent revision at ARK Hills South Tower	+32
+ Net tenant lease activities and rent revision at residential pass-through property	+7
+ Net tenant lease activities and upward rent revision at Koraku Mori Building	+4
- Increase in maintenance and repairs	Δ26
- Increase of property taxes for existing properties	Δ10
- Property taxes for properties acquired in 23rd period recorded as expense	Δ8

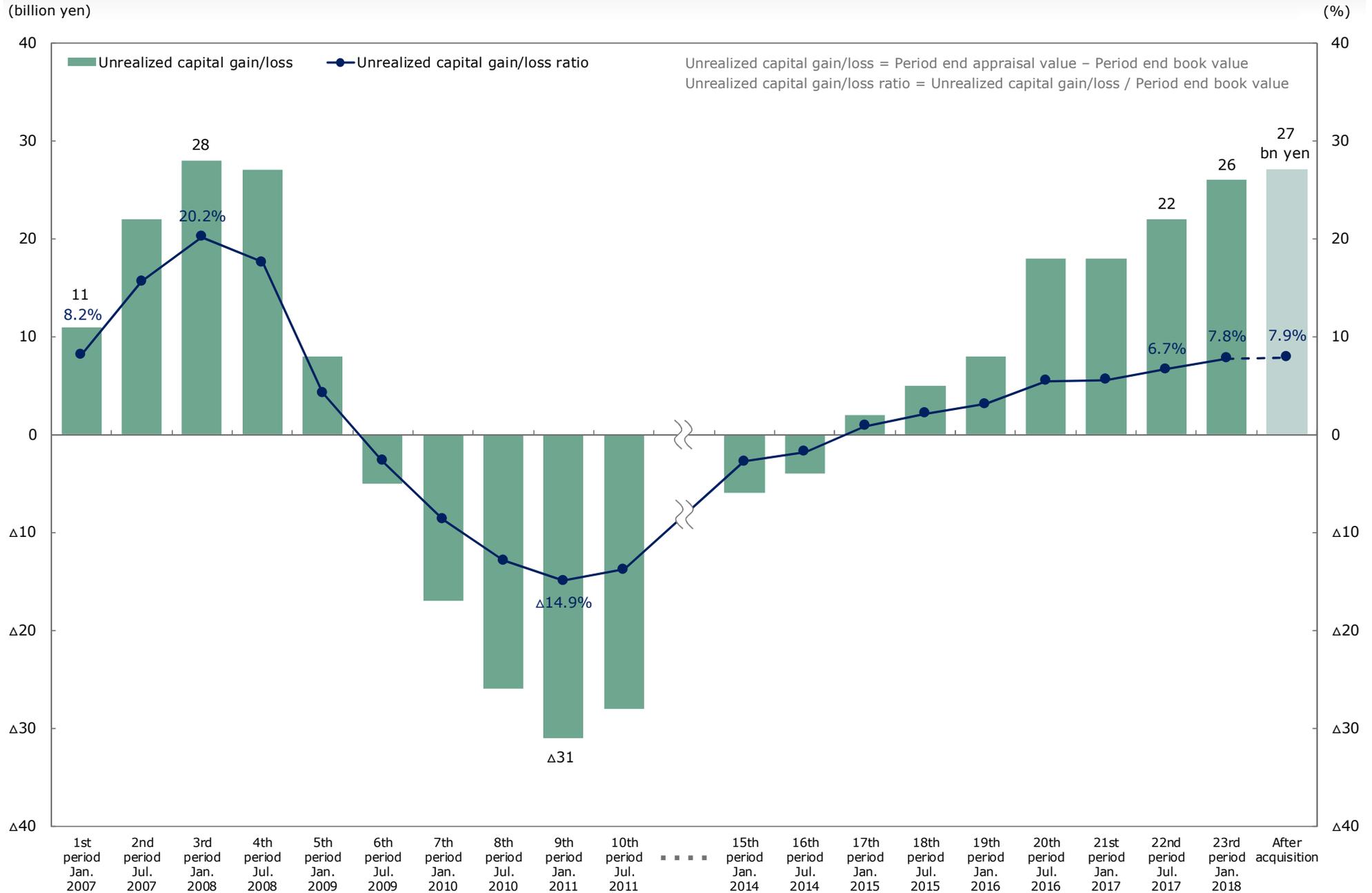
(Note) Factors that led to change are arrived at by dividing the change from the previous fiscal period by 1,750,640 units and indicated as an approximate figure in yen.

3-2 Change in assets under management

(billion yen)



3-3 Change in unrealized capital gain/loss



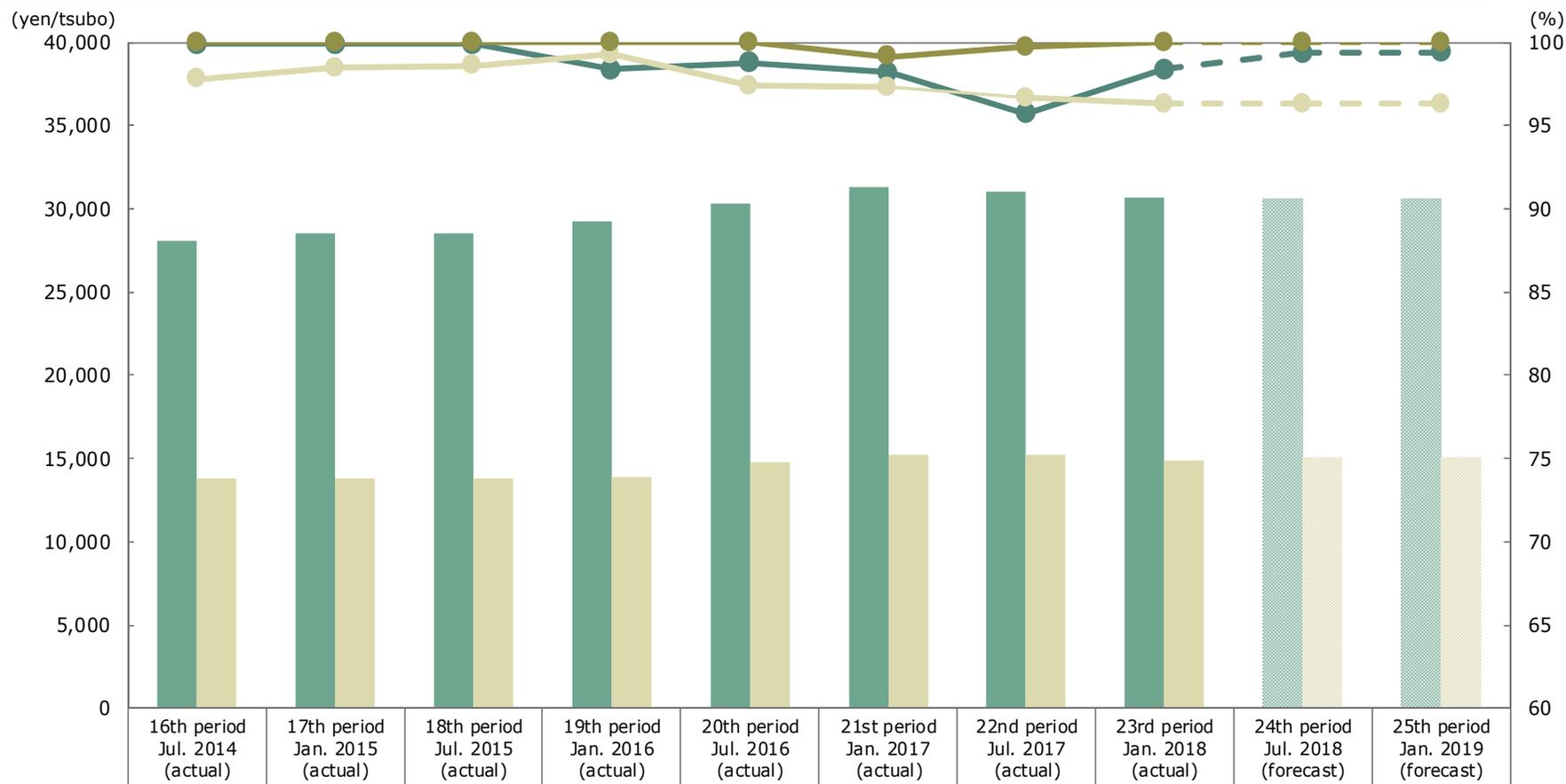
3-4 Appraisal value

(million yen)													
Principal use	Property name	Property No.	Acquisition price	Book value	As of end of 22nd period Jul. 31, 2017		As of end of 23rd period Jan. 31, 2018				Difference (B)–(A)	Difference (B)/(A)–1	Unrealized capital gain (B)-book value
					(A) Appraisal value (Note 1)	Yield (Direct capitalization method)	(B) Appraisal value (Note 1)	Yield (Direct capitalization method)	Discount rate (DCF)	Terminal yield (DCF)			
Office	Roppongi Hills Mori Tower	O-0	115,380	112,901	134,900	3.3%	134,800	3.3%	3.0%	3.5%	Δ 100	Δ 0.1%	21,898
	ARK Mori Building	O-1	62,480	61,543	57,400	3.6%	57,900	3.6%	3.3%	3.8%	500	0.9%	Δ 3,643
	Koraku Mori Building	O-4	27,200	24,965	23,400	3.8%	23,400	3.8%	3.4%	4.1%	0	0.0%	Δ 1,565
	Akasaka Tameike Tower	O-6	43,930	41,942	30,100	3.6%	30,100	3.6%	3.3%	3.8%	0	0.0%	Δ 11,842
	Atago Green Hills	O-7	42,090	40,688	43,300	3.8%	42,700	3.8%	3.3%	4.0%	Δ 600	Δ 1.4%	2,011
	ARK Hills South Tower	O-8	19,150	18,918	23,600	3.3%	24,400	3.2%	3.0%	3.4%	800	3.4%	5,481
	Toranomon Hills Mori Tower	O-9	5,070	5,074	–	–	5,607	3.0%	2.7%	3.2%	5,607	–	532
	Holland Hills Mori Tower	O-10	9,330	9,356	–	–	10,659	3.6%	3.2%	3.8%	10,659	–	1,302
Sub total			324,630	315,388	312,700	–	329,566	–	–	–	16,866	5.4%	14,177
Residential	Roppongi First Plaza	R-3	2,100	2,255	2,000	4.3%	2,060	4.3%	4.1%	4.5%	60	3.0%	Δ 195
	Roppongi View Tower	R-4	4,000	4,005	2,690	4.4%	2,720	4.4%	4.2%	4.6%	30	1.1%	Δ 1,285
	Sub total			6,100	6,261	4,690	–	4,780	–	–	–	90	1.9%
Retail and others	Laforet Harajuku (Land) (Note 2)	S-1	21,820	22,074	34,700	4.2%	36,100	–	4.1%	–	1,400	4.0%	14,025
	Sub total			21,820	22,074	34,700	–	36,100	–	–	–	1,400	4.0%
Total			352,550	343,724	352,090	–	370,446	–	–	–	18,356	5.2%	26,721

(Note 1) "Appraisal values" at the end of each fiscal period are based on the Ordinance Concerning Calculation of Investment Corporations, asset valuation methods and standards defined in the Articles of Incorporation of the Company and rules defined by the Investment Trust Association. Figures in the property appraisal reports created by Japan Real Estate Institute are indicated for properties other than ARK Hills South Tower and figures in the property appraisal report created by Daiwa Real Estate Appraisal Co., Ltd. are indicated for ARK Hills South Tower, respectively.

(Note 2) For Laforet Harajuku (Land), value in the "Yield (Direct capitalization method)" column for the 22nd period shows the discount rate used in the DCF analysis.

3-5 Changes in the rent and occupancy rates



	16th period Jul. 2014 (actual)	17th period Jan. 2015 (actual)	18th period Jul. 2015 (actual)	19th period Jan. 2016 (actual)	20th period Jul. 2016 (actual)	21st period Jan. 2017 (actual)	22nd period Jul. 2017 (actual)	23rd period Jan. 2018 (actual)	24th period Jul. 2018 (forecast)	25th period Jan. 2019 (forecast)
Office rent (yen/tsubo)	28,119	28,482	28,536	29,253	30,306	31,281	31,069	30,642	30,586	30,627
Residential rent (yen/tsubo)	13,763	13,782	13,765	13,894	14,750	15,272	15,278	14,858	15,050	15,047
Office occupancy (%)	100%	99.9%	100%	98.4%	98.8%	98.2%	95.7%	98.4%	99.4%	99.4%
Residential occupancy (%)	97.8%	98.5%	98.6%	99.3%	97.4%	97.3%	96.7%	96.3%	96.3%	96.3%
Retail occupancy (%)	100%	100%	100%	100%	100%	99.2%	99.7%	100%	100%	100%

(Note) The above rents and occupancy rates indicate the average rent and the average occupancy rate during relevant fiscal periods.

3-6 Overview of fixed rent master lease properties

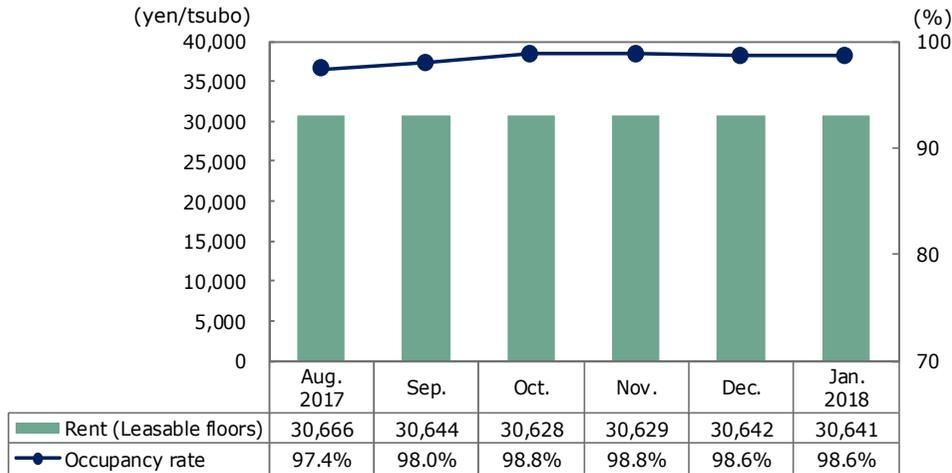
Overview of fixed rent master lease properties by the sponsor

Property name	Total monthly rent (mn yen)	% of portfolio total rent (Note)	Breakdown of property	Leased floor area (㎡)	Monthly rent (mn yen)	Payer of the management association fee	Next rent revision	Expiration of the lease agreement
Roppongi Hills Mori Tower (10 floors)	490.5	34.4%	23rd & 24th	8,993.45	114.6	MHR	-	Jul. 2021
			19th & 22nd	8,609.47	95.0			Sep. 2023
			20th	3,879.19	42.8			Jul. 2019
			28th	4,460.13	49.2			Sep. 2020
			25th	4,156.66	45.8			Jan. 2021
			26th, 27th & 29th	12,942.64	142.9			Mar. 2021
ARK Mori Building (8 floors + DHC)	225.2	15.8%	13th/12th & 22nd	7,952.55	77.9	MHR	-	Jan. 2021
			23rd & 25th	5,742.95	55.5			Jan. 2021
			4th, 15th & 24th	7,680.52	73.8			Jan. 2021
			DHC	3,212.41	17.9	Master lessee	Mar. 2023	
Atago Green Hills (approx. 32.9% of entire property)	168.7	11.8%	Office, residential & retail	29,667.58	168.7	Master lessee	-	Apr. 2022
Toranomon Hills Mori Tower (approx. 1.9% of entire property)	36.1	2.5%	Part of 28th to 35th floors	3,418.54	36.1	MHR	-	Jul. 2022
Total	920.7	64.6%						

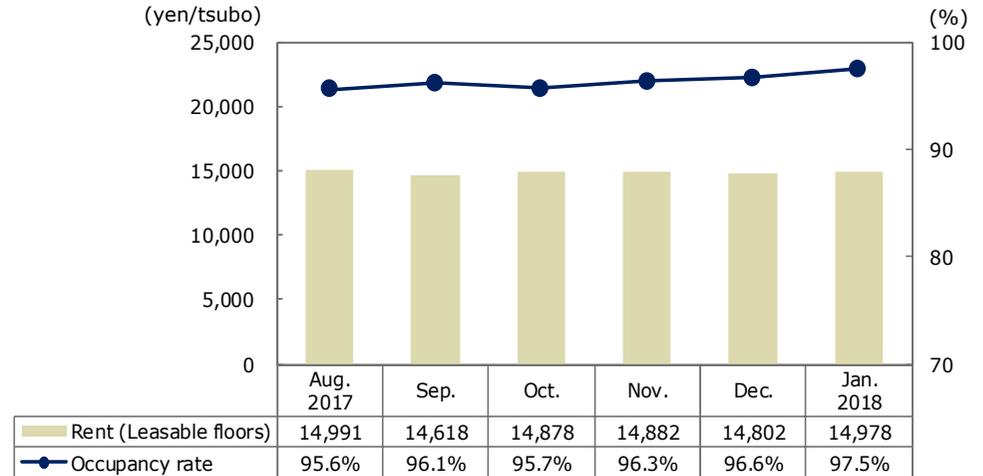
(Note) Figures reflect the acquisition as of March 1, 2018.

3-7 Tenant status by month and tenants with large leased space

Office: Rent and occupancy rate



Residential: Rent and occupancy rate



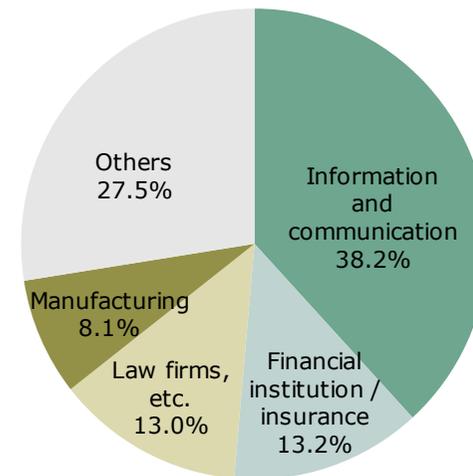
Top 5 tenants

End tenants	Property name	Leased space (Note 1)	Ratio
Mori Building Co., Ltd.	Roppongi Hills Mori Tower ARK Mori Building Koraku Mori Building Atago Green Hills ARK Hills South Tower	99,345.92 m ²	63.1%
Syowa Leasing Co., Ltd.	Koraku Mori Building	2,683.90 m ²	1.7%
Mori Building Ryutsu System Co., Ltd.	Laforet Harajuku (Land)	2,565.06 m ²	1.6%
ITOCHU Techno-Solutions Corporation	Koraku Mori Building	2,116.88 m ²	1.3%
Japan Worker's Credit Fund Association	Koraku Mori Building	1,971.36 m ²	1.3%
Total of top 5 tenants		108,683.12 m ²	69.0%

(Note 1) Leased space is the lease area stated in the lease contract with the end tenant. It is multiplied by the relevant percentage of ownership for each properties.

(Note 2) This indicates the figures as of January 31, 2018.

Tenant Contribution by Industry Type-Office



(Note 1) As for fixed rent master lease, ratios are based on monthly rents of tenants who are actually using the floor areas as of January 31, 2018.

It is multiplied by the relevant percentage of ownership for each properties.

(Note 2) Business types are classified by the Asset Manager.

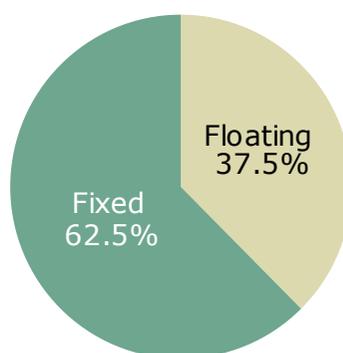
3-8 Financial overview (As of January 31, 2018)

Long and short-term debt ratio/ Fixed rate ratio

<Long and short-term debt ratio>



<Fixed rate ratio>



Major financial indicator

	End of 22nd period Jul. 31, 2017	End of 23rd period Jan. 31, 2018
Debt balance	156,022 mn yen	161,222 mn yen
Long-term loan	126,022 mn yen	133,222 mn yen
Investment corporation bonds	30,000 mn yen	28,000 mn yen
LTV (Book value basis) (Note 1)	44.7%	45.4%
LTV (Appraisal value basis) (Note 2)	42.1%	42.3%
DSCR (Note 3)	15.1x	14.5x
Avg. remaining duration	3.8 years	3.7 years
Weighted avg. interest rate	0.53%	0.52%

(Note 1) LTV (Book value basis) is calculated as [Interest bearing debt/Total assets].

(Note 2) LTV (Appraisal value basis) is calculated as [Interest-bearing debt/Appraisal value based total assets (Total assets +Total appraisal value–Total book value)].

(Note 3) DSCR is calculated as [Net income before interest expenses +Depreciation/Interest expenses].

Outstanding balances

Lenders	Balance	Ratio
Mizuho Bank, Ltd.	20,298 mn yen	15.2%
Sumitomo Mitsui Banking Corporation	19,675 mn yen	14.8%
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	19,198 mn yen	14.4%
Mitsubishi UFJ Trust and Banking Corporation	19,198 mn yen	14.4%
Sumitomo Mitsui Trust Bank, Limited	17,423 mn yen	13.1%
The Norinchukin Bank	6,200 mn yen	4.7%
The Bank of Fukuoka	6,000 mn yen	4.5%
Development Bank of Japan Inc.	5,950 mn yen	4.5%
Resona Bank, Limited.	5,130 mn yen	3.9%
Aozora Bank, Ltd.	4,250 mn yen	3.2%
Shinsei Bank, Limited	3,400 mn yen	2.6%
Mizuho Trust & Banking Co., Ltd.	2,500 mn yen	1.9%
The Hiroshima Bank, Ltd.	1,000 mn yen	0.8%
Oita Bank Co. Ltd.	1,000 mn yen	0.8%
Shinkin Central Bank	1,000 mn yen	0.8%
The Nishi-Nippon City Bank, Ltd.	1,000 mn yen	0.8%
Total borrowings	133,222 mn yen	100%
Investment corporation bonds	28,000 mn yen	
Total interest-bearing debt	161,222 mn yen	

3-9 Debt status (As of January 31, 2018)

Debt

Lender	Balance (mm yen)	Rate of interest	Borrowing date	Maturity date
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc., Aozora Bank, Ltd. Mizuho Trust & Banking Co., Ltd.	10,000	0.84% (Note)	2013/3/29	2018/3/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Aozora Bank, Ltd. Development Bank of Japan Inc., The Norinchukin Bank The Bank of Fukuoka, Resona Bank, Limited., Shinsei Bank, Limited, Mizuho Trust & Banking Co., Ltd.	10,500	0.78% (Note)	2013/9/30	2018/9/30
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation	1,000	0.36%	2013/11/29	2019/5/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc., The Norinchukin Bank, The Bank of Fukuoka, Shinsei Bank, Limited	11,400	0.41%	2013/11/29	2019/11/30
Mizuho Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation The Norinchukin Bank, The Bank of Fukuoka	11,000	0.31%	2014/5/30	2019/5/31
Mizuho Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation	2,022	0.36%	2014/5/30	2020/5/31
Mizuho Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited.	5,000	0.38% (Note)	2014/8/1	2020/5/31
Aozora Bank, Ltd.	2,000	0.31%	2014/8/29	2019/8/31
Resona Bank, Limited.	2,500	0.31%	2014/8/29	2019/8/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	6,000	0.62% (Note)	2014/11/28	2020/11/30
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	6,500	0.75% (Note)	2014/11/28	2021/11/30
Development Bank of Japan Inc.	1,700	0.80%	2015/3/27	2023/3/27
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	6,500	0.57% (Note)	2015/5/29	2021/5/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	6,500	0.70% (Note)	2015/5/29	2022/5/31
Mizuho Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation	6,000	0.49% (Note)	2015/8/31	2021/8/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	2,500	0.65% (Note)	2015/9/16	2023/8/31

Lender	Balance (mm yen)	Rate of interest	Borrowing date	Maturity date
Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,200	0.50% (Note)	2015/11/30	2022/11/30
Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Shinsei Bank, Limited	6,300	0.62% (Note)	2015/11/30	2023/11/30
Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Norinchukin Bank, Resona Bank, Limited. Shinsei Bank, Limited, The Hiroshima Bank, Ltd. Mizuho Trust & Banking Co., Ltd.	7,500	0.26%	2016/3/31	2023/3/31
Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	7,100	0.31%	2016/3/31	2024/3/31
Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	7,200	0.31%	2016/3/31	2025/3/31
Shinkin Central Bank	1,000	0.18%	2016/3/31	2022/9/30
The Norinchukin Bank	500	0.21%	2017/8/1	2024/7/31
Sumitomo Mitsui Banking Corporation	1,100	0.26%	2017/8/1	2025/7/31
Sumitomo Mitsui Trust Bank, Limited	1,000	0.26%	2017/8/1	2026/7/31
The Bank of Fukuoka	500	0.26%	2017/8/1	2026/7/31
Resona Bank, Limited.	500	0.31%	2017/8/1	2027/7/31
Sumitomo Mitsui Trust Bank, Limited	2,000	0.31%	2017/8/1	2028/7/31
Mizuho Bank, Ltd.	1,100	0.36%	2017/8/1	2029/7/31
Mizuho Trust & Banking Co., Ltd.	500	0.36%	2017/8/1	2029/7/31
Oita Bank Co. Ltd.	1,000	0.23%	2017/11/30	2022/11/30
The Norinchukin Bank	600	0.31%	2017/11/30	2024/11/30
The Nishi-Nippon City Bank, Ltd.	1,000	0.31%	2017/11/30	2024/11/30
Total	133,222			

(Note) The interest rates above are the interest rates actually fixed following the conclusion of an interest swap agreement.

Investment corporation bonds

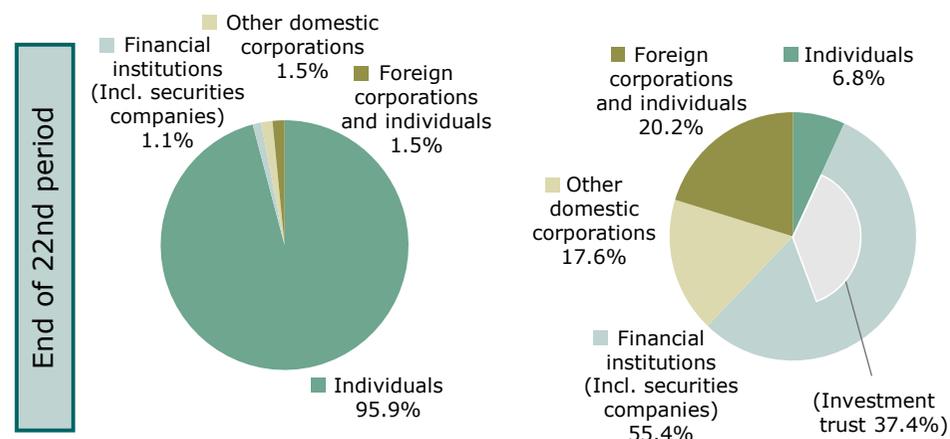
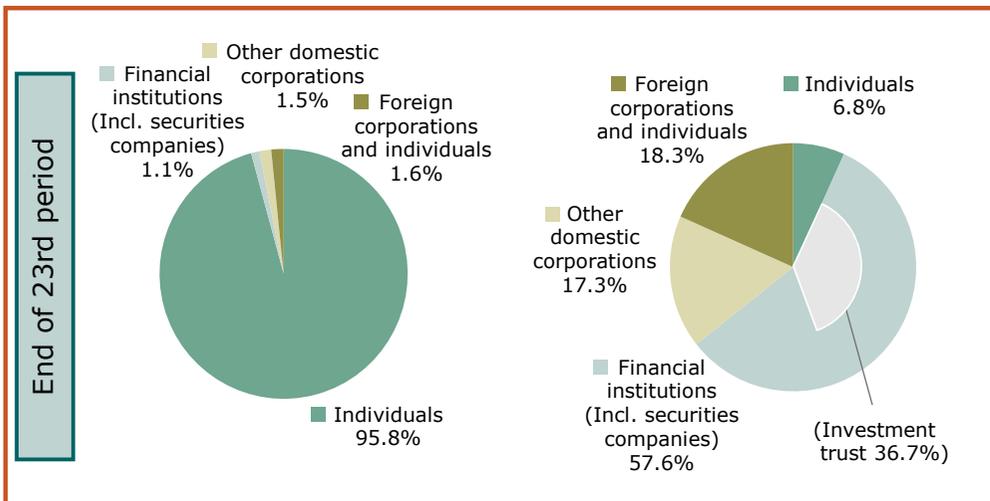
Bond	Amount (mm yen)	Rate of Interest	Payment date	Maturity date
8th Series Unsecured Corporation Bond (5 years)	3,000	0.85%	2013/5/24	2018/5/24
9th Series Unsecured Corporation Bond (7 years)	2,000	1.26%	2013/5/24	2020/5/22
10th Series Unsecured Corporation Bond (5 years)	3,000	0.41%	2014/2/24	2019/2/22
11th Series Unsecured Corporation Bond (7 years)	2,000	0.69%	2014/2/24	2021/2/24
12th Series Unsecured Corporation Bond (10 years)	2,000	0.87%	2014/11/27	2024/11/27
13th Series Unsecured Corporation Bond (5 years)	3,000	0.32%	2015/5/26	2020/5/26
14th Series Unsecured Corporation Bond (10 years)	2,000	0.82%	2015/5/26	2025/5/26
15th Series Unsecured Corporation Bond (5 years)	3,500	0.38%	2015/11/26	2020/11/26
16th Series Unsecured Corporation Bond (10 years)	1,500	0.89%	2015/11/26	2025/11/26
17th Series Unsecured Corporation Bond (10 years)	2,000	0.34%	2016/8/30	2026/8/28
18th Series Unsecured Corporation Bond (10 years)	2,000	0.49%	2017/1/31	2027/1/29
19th Series Unsecured Corporation Bond (10 years)	2,000	0.50%	2017/6/30	2027/6/30
Total	28,000			

3-10 Unitholders breakdown (As of January 31, 2018)

Unitholders breakdown

<Number of unitholders>

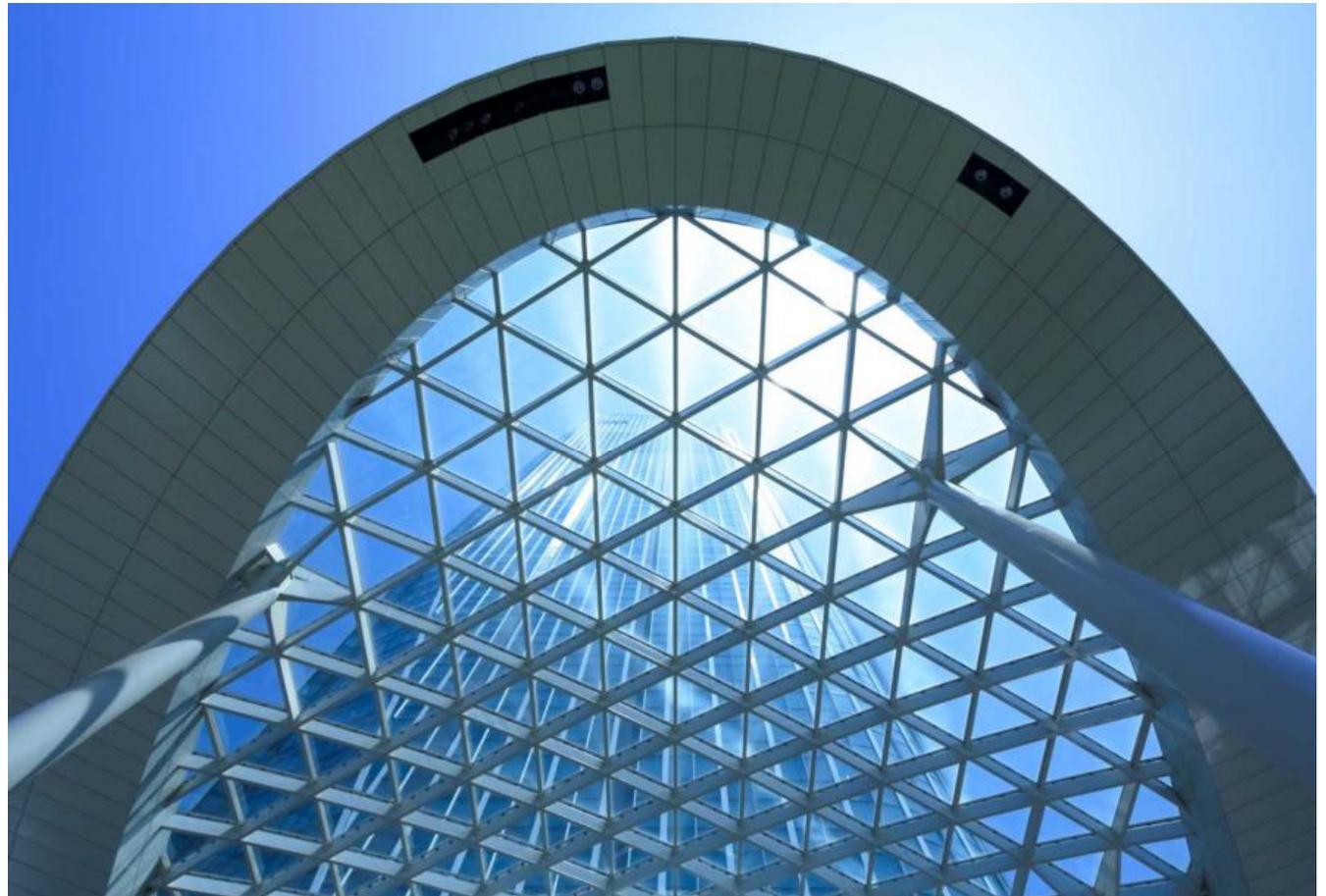
<Number of investment units>



Top 10 unitholders

Rank	Name	Number of units held	Ratio
1	Japan Trustee Services Bank, Ltd. (Trust account)	377,591	21.6%
2	Mori Building Co., Ltd.	262,772	15.0%
3	The Master Trust Bank of Japan, Ltd. (Trust account)	223,923	12.8%
4	The Nomura Trust & Banking Co., Ltd. (Investment trust account)	76,300	4.4%
5	Trust & Custody Services Bank, Ltd. (Securities investment trust account)	72,502	4.1%
6	STATE STREET BANK AND TRUST COMPANY 505012	27,609	1.6%
7	THE BANK OF NEW YORK 133970	27,415	1.6%
8	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	26,134	1.5%
9	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	24,111	1.4%
10	JP MORGAN CHASE BANK 385632	20,086	1.1%
Total of top 10 unitholders		1,138,443	65.0%

4. Business environment recognition & MHR's policy/strategy



Real estate market / Lending attitude

- Low vacancy rates and gradual increase of rents of office buildings in central Tokyo is ongoing.
(Forecast of Office Market Trends Research Committee for Tokyo's five central wards)
 - ⇒ Vacancy rate (forecast): 3.3% in 2017 → 4.4% in 2018
 - ⇒ Rent index (forecast): 118 in 2017 → 120 in 2018
- Although cap rates remain at historically low levels, the rate of decrease seems more moderate.
(Japan Real Estate Institute's "The Japanese Real Estate Investor Survey")
 - ⇒ Class A buildings in Marunouchi
Cap rate: 3.2% in April 2017 → 3.2% in October 2017
- Lending attitude toward the real estate industry continues to be highly positive.

- Rents of office buildings in central Tokyo are forecast to continue moderate rise for the time being, but as the supply increases, the rate of rent increase may gradually moderate.
- Cap rates remain at low levels and sufficient attention is required for acquisition pricing.

Interest rate trends / Macro environment

- Long-term interest rates remain low due to the monetary easing policy and the core CPI rate of increase is at a low level.
 - ⇒ 10-year bond rates: 0.045% (February 28, 2018)
 - ⇒ Core CPI: +0.9% (January 2018)
- In the January 2018 preliminary business conditions composite index, the leading index was at 104.8 (1.8 PT decrease from previous month) and the coincident index was at 114.0 (5.7 PT decrease from previous month). The trend over the past year has been positive, but the January figures are down.
- The growth of money stock is limited.
The issue of wage increases can be seen from the consumer confidence survey and the monthly labor survey. Future trends will be scrutinized.

- There seems to be an improvement trend in the global business sentiment, but caution should be exercised as there are also instability factors.
- Interest rate level is expected to remain low for the time being partially due to the introduction of the yield curve control policy by the Bank of Japan.

Continues to "MHR's policy/strategy" on the next page

4-2 MHR's policy/strategy

External growth policy

- Target premium properties in Central Tokyo and aim for annual external growth of 30 billion to 50 billion yen by best utilizing sponsors' pipeline. (Set target yield at the upper 3% range for NOI-based yield and 3.0% or higher for after-depreciation-based yield.)
- Focus on portfolio size expansion in order to further enhance stability and liquidity as an investment corporation while also considering disposition depending on conditions.

Internal growth policy

- Steadily achieve the revision of pass-through type properties with rent increases while maintaining the ratio of the fixed rent master leases at current level.
- Properly implement office property repairs as necessary and conduct value-enhancement renovation for residential properties if such is judged to be cost-effective (there are no office properties that require large-scale renewal in terms of building age or competitiveness).

Financial management policy

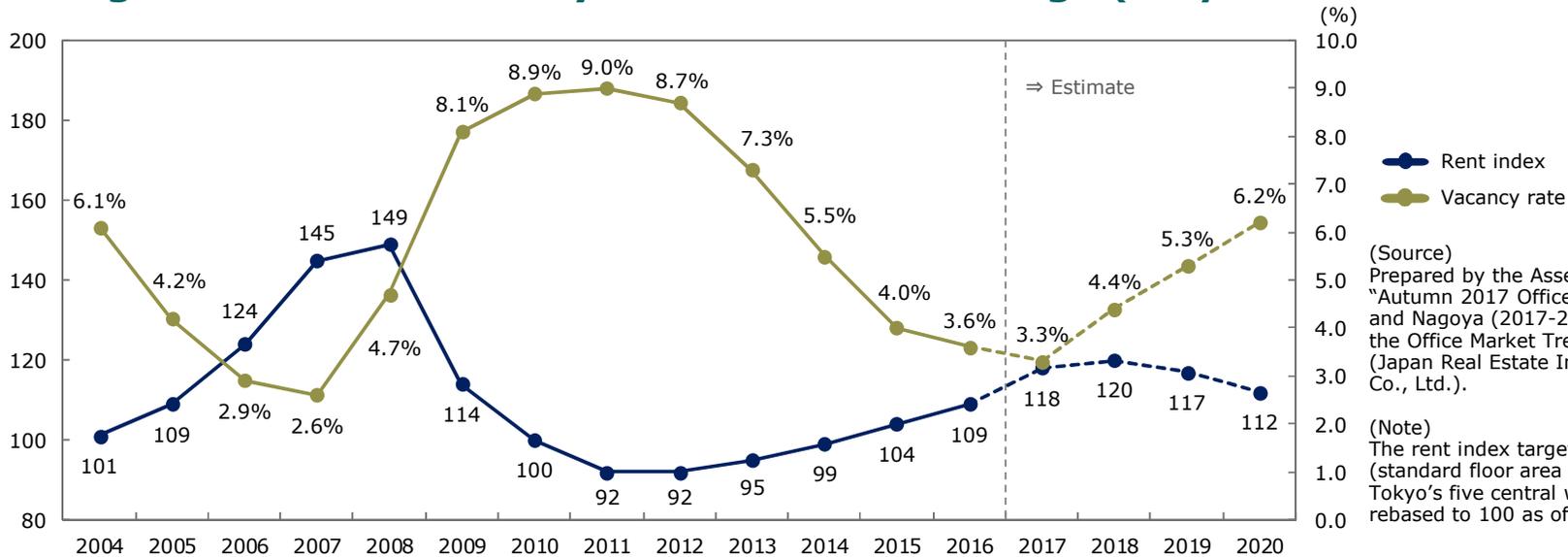
- Target LTV (book value basis) in the mid 40% range (though it may temporarily exceed the target level as necessary) in order to secure property acquisition capacity while maintaining a durable position for times of economic slowdown.
- Target average remaining duration of debt of 4 years or longer, and gradually increase the fixed rate ratio at the appropriate timing.
- Seek to raise ROA by utilizing free cash for property acquisition rather than reserving it more than necessary.

Policy regarding the entire investment corporation

- **Promote portfolio size expansion while maintaining an asset quality level that is one of the best in the industry and aim for continuous improvement of dividends and NAV per unit**

4-3 Market-related information (1)

Change in rent and vacancy rate of office buildings (Tokyo's five central wards)

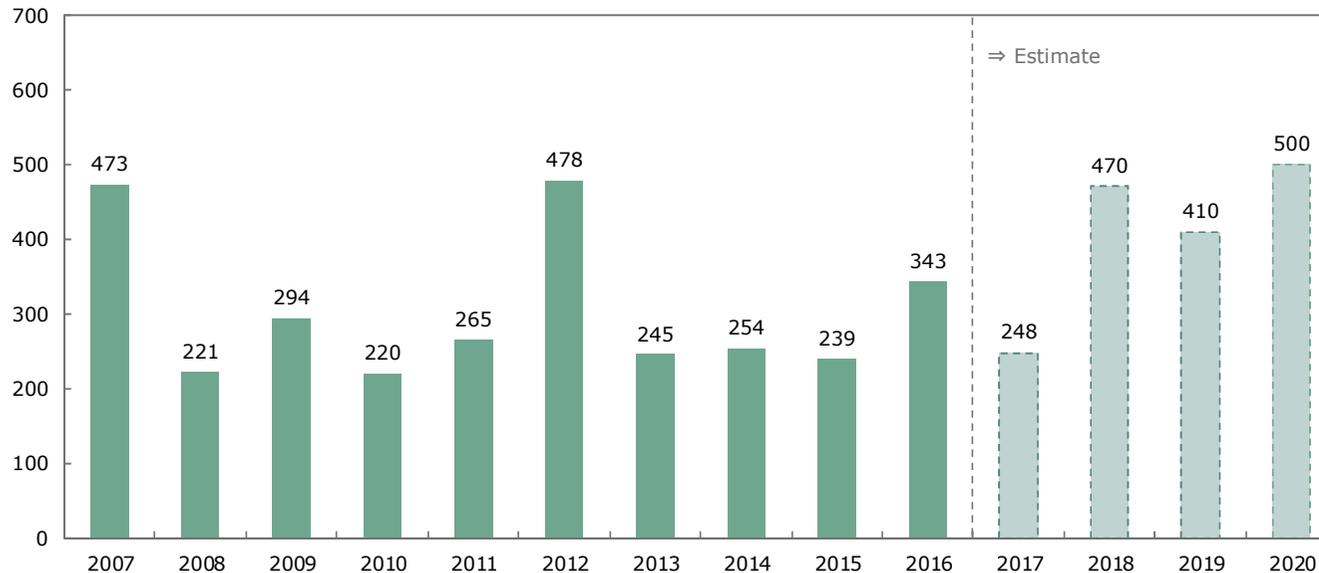


(Source)
Prepared by the Asset Manager based on the "Autumn 2017 Office Rent Forecast in Tokyo, Osaka and Nagoya (2017-2020, 2025)" by the Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.).

(Note)
The rent index targets large and medium buildings (standard floor area of 100 tsubo or more) in Tokyo's five central wards. The rent index is rebased to 100 as of 2010.

New supply of office buildings (Tokyo's five central wards)

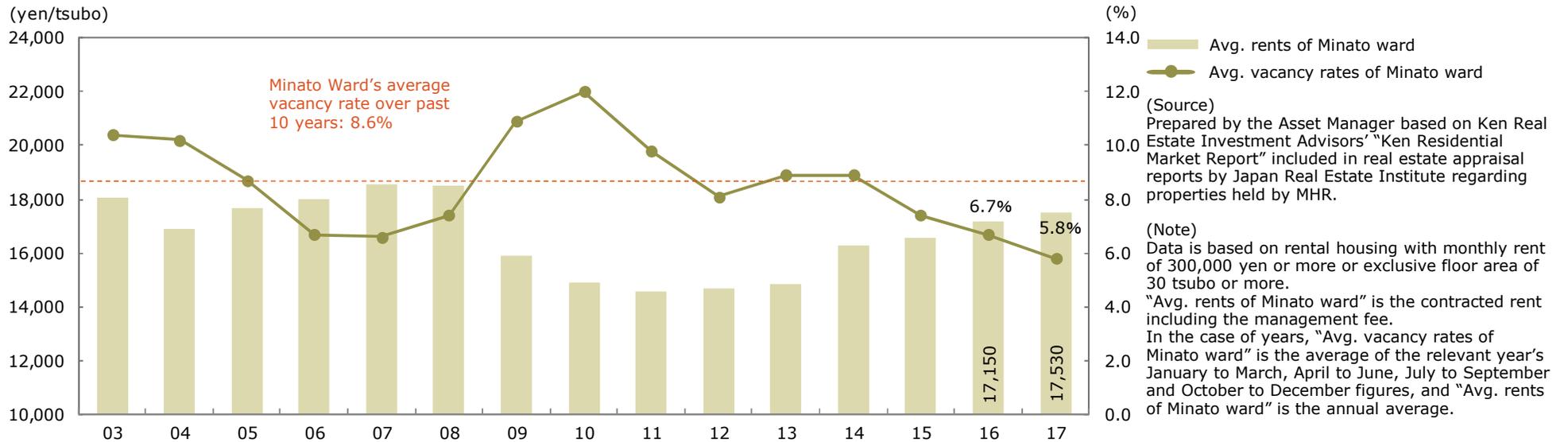
(thousand/tsubo)



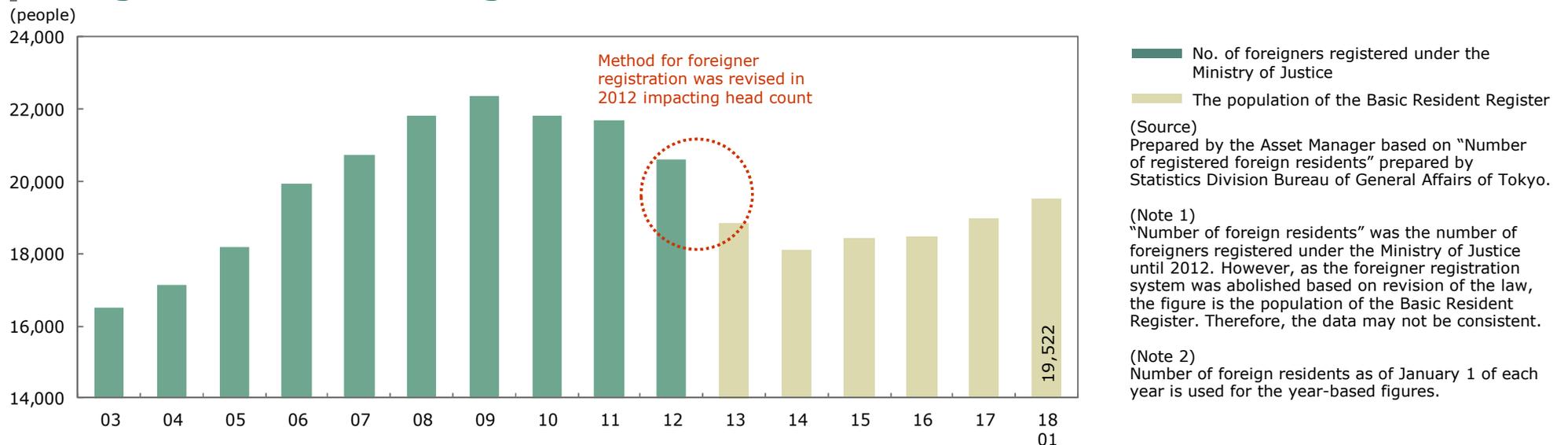
(Source)
Prepared by the Asset Manager based on the "Autumn 2017 Office Rent Forecast in Tokyo, Osaka and Nagoya (2017-2020, 2025)" by the Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.).

4-4 Market-related information (2)

Change in rents and vacancy rates of luxury housing (Minato ward)

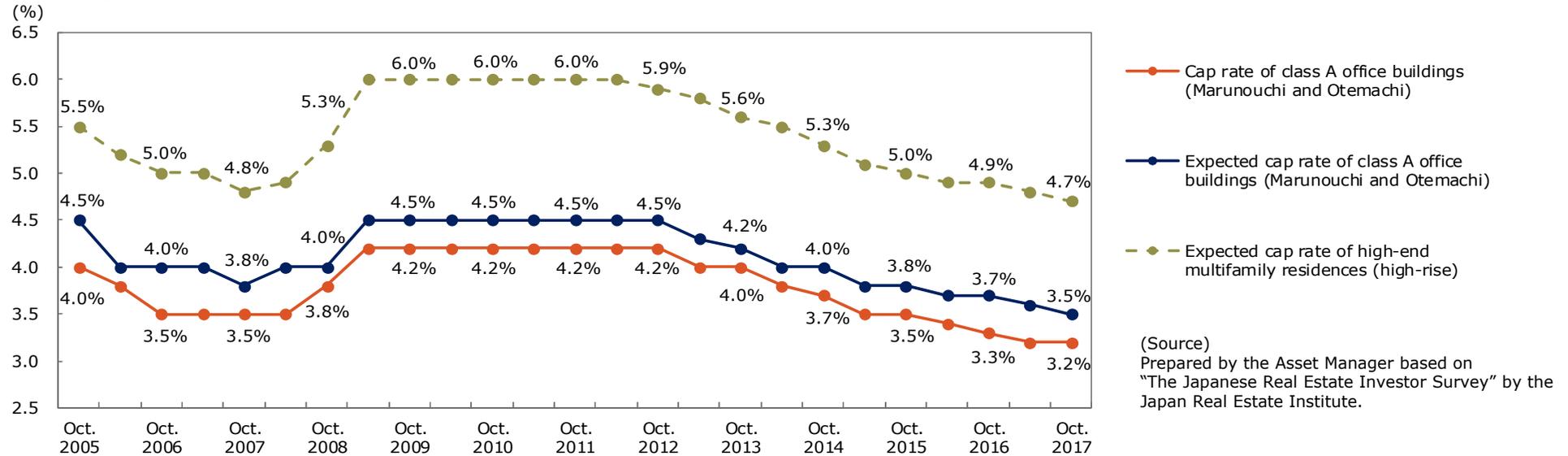


Change in number of foreign residents in Minato ward

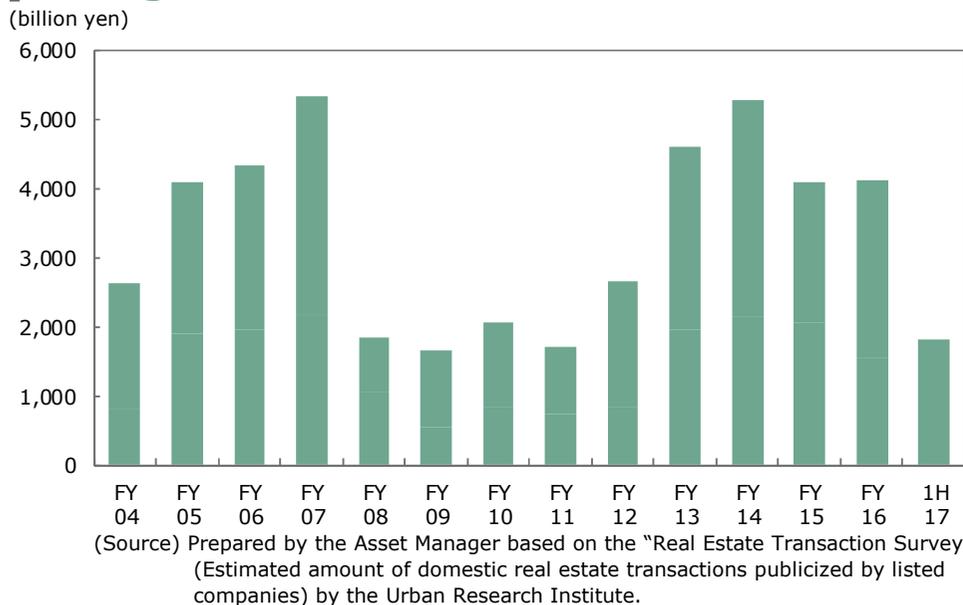


4-5 Market-related information (3)

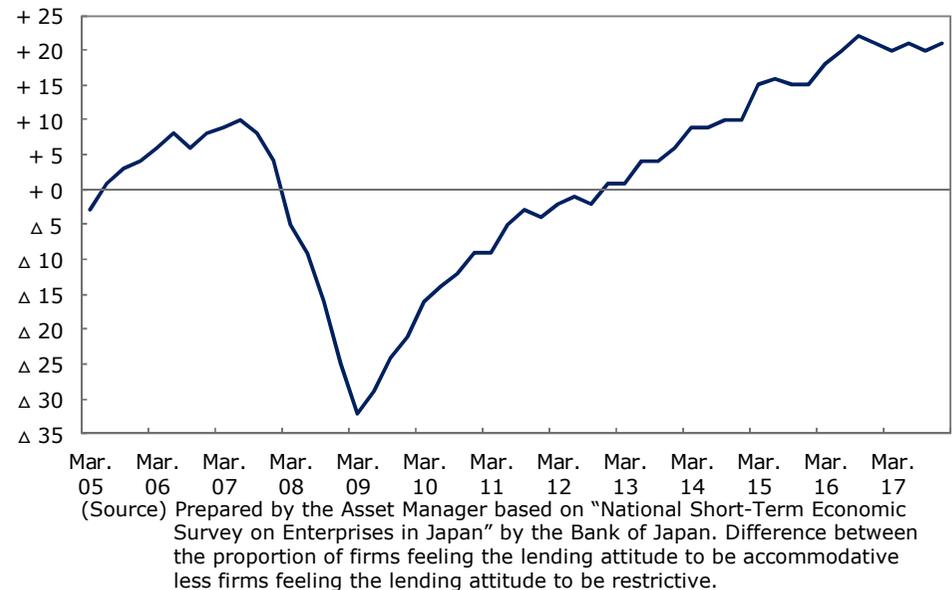
Change in return on real estate investment



Change in real estate transaction amount

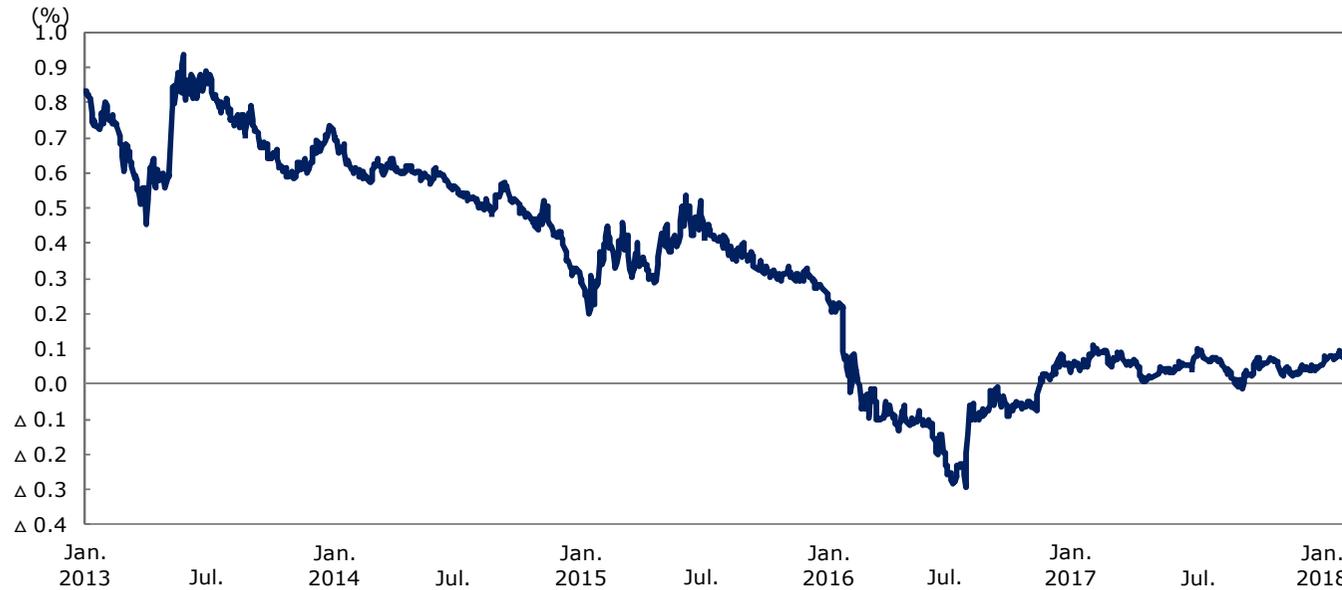


Lending attitude DI (real estate industry)



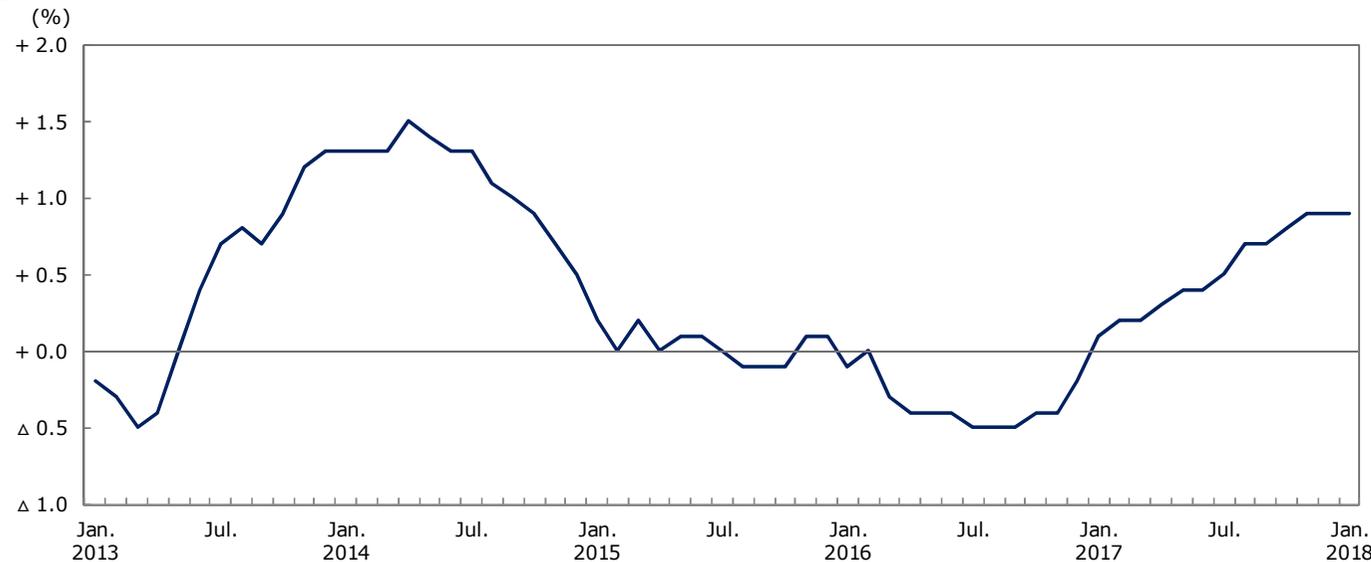
4-6 Market-related information (4)

Change in 10-year bond interest rates



(Source)
Prepared by the Asset Manager based on Thomson Reuters.

Change in core CPI (year-on-year comparison)



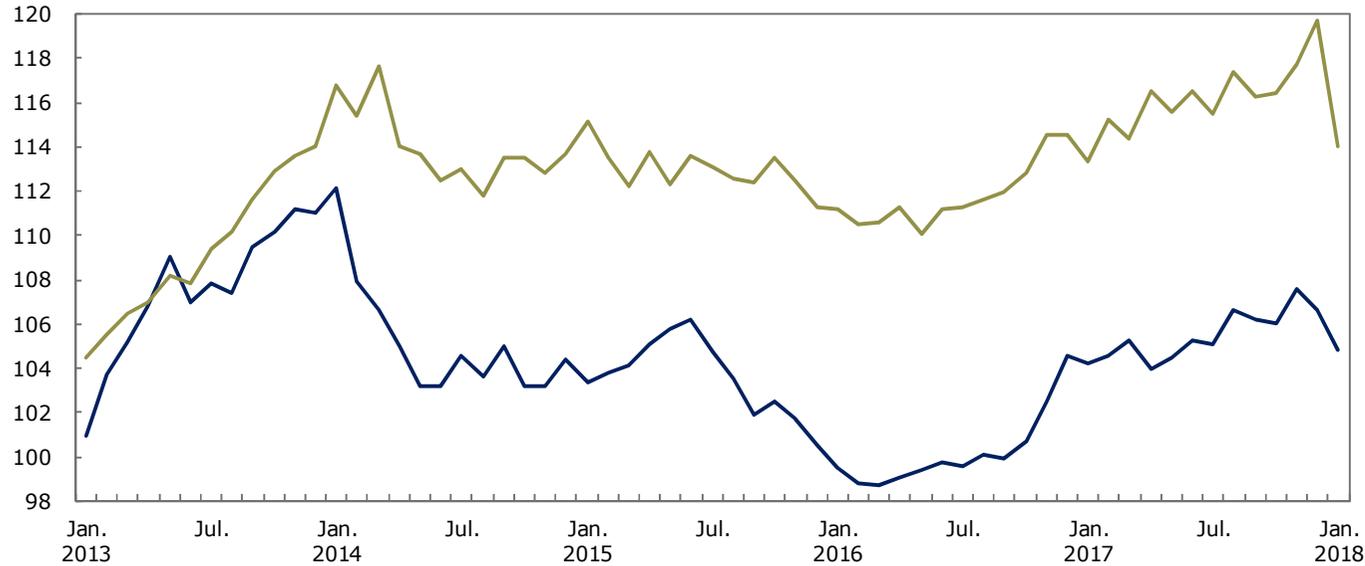
Based on figures excluding the direct effects of the consumption tax rate increase

(Source)
Prepared by the Asset Manager based on "Consumer Price Index" by Statistic Bureau, Ministry of Internal Affairs and Communications and "Economic Statistics Monthly" by the Bank of Japan.

(Note)
Figures from April 2014 to April 2015 are derived on "the basis of excluding the direct impact of the consumption tax rate increase" (Bank of Japan's "Economic Statistics Monthly").

4-7 Market-related information (5)

Business conditions composite index



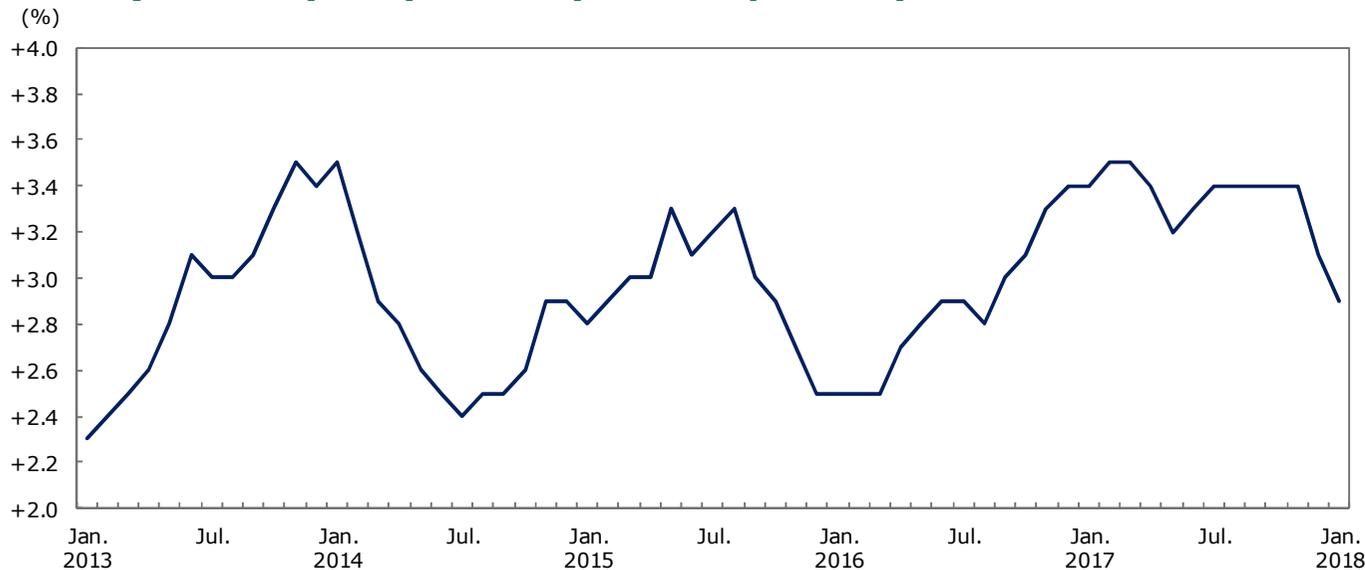
January 2018 figures are based on preliminary data

- Leading index
- Coincident index

(Source)
Prepared by the Asset Manager based on the "Business Conditions Composite Index" by the Cabinet Office.

(Note)
The index is rebased to 100 as of 2010.

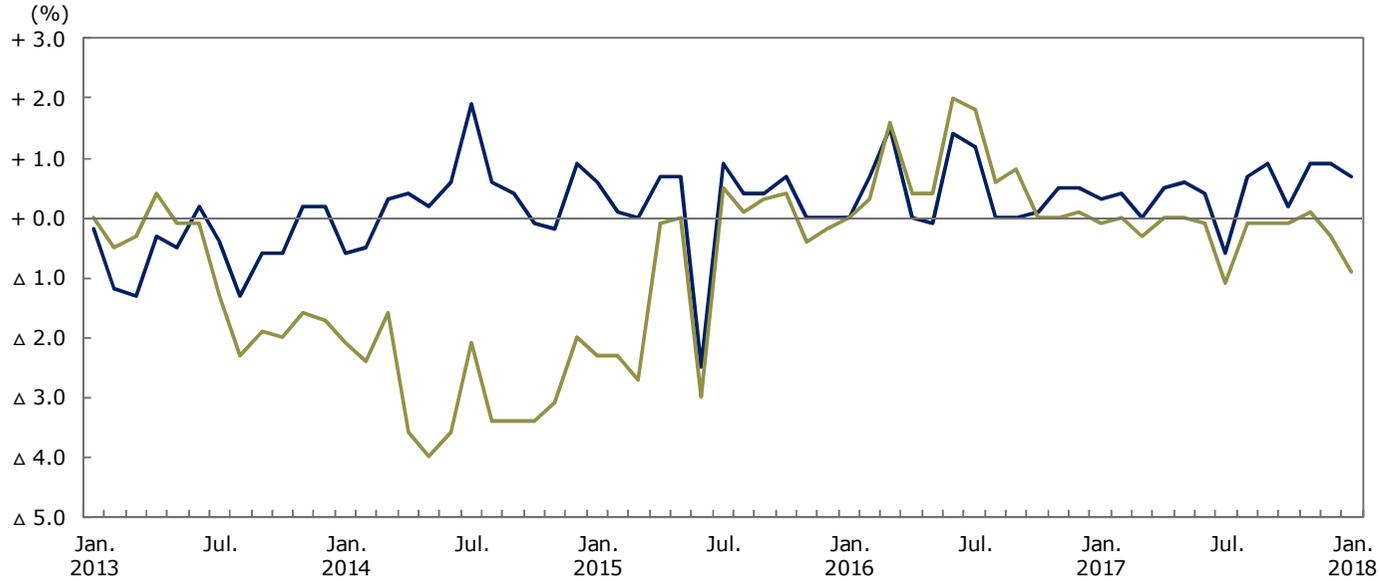
Money stock (M3: year-on-year comparison)



(Source)
Prepared by the Asset Manager based on "Money Stock Statistics" by the Bank of Japan.

4-8 Market-related information (6)

Total cash earnings

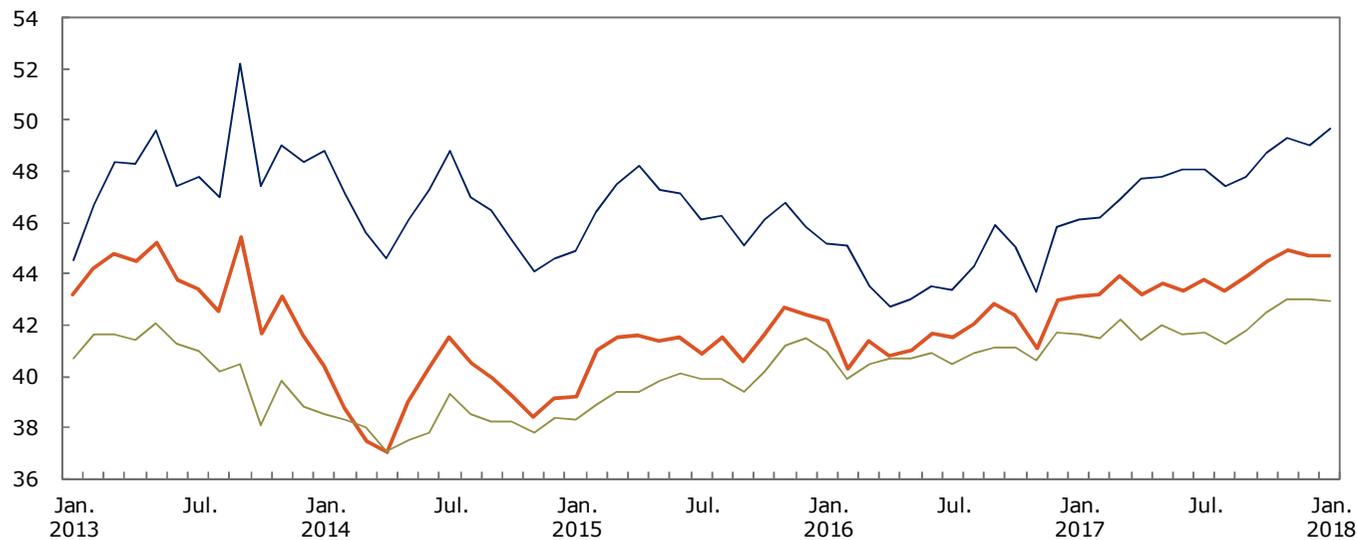


January 2018 figures are based on preliminary data

- Nominal
- Real

(Source)
Prepared by the Asset Manager based on "Monthly Labour Survey (establishments with 5 or more employees)" by the Ministry of Health, Labour and Welfare.

Consumer confidence survey



- Employment
- Consumer confidence index
- Income growth

(Source)
Prepared by the Asset Manager based on "Consumer Confidence Survey" by the Cabinet Office.

5. Appendix



5-1 Financial highlights

Indices	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018	Calculation formula
Net income	4,755 mn yen	4,655 mn yen	
Depreciation and amortization	1,000 mn yen	1,032 mn yen	
CAPEX	343 mn yen	189 mn yen	
Total assets	348,673 mn yen	354,740 mn yen	
Total net assets	179,115 mn yen	179,202 mn yen	
Total net assets/unit (BPS)	102,314 yen	102,363 yen	Total net assets/Total units outstanding
Unit price (as of end of each period)	138,900 yen	137,100 yen	
Total units outstanding	1,750,640 units	1,750,640 units	
Total dividends	4,569 mn yen	4,654 mn yen	
Dividends/unit	2,610 yen	2,659 yen	
Dividend yield	3.8%	3.8%	Dividends per unit (annualized)/Unit price as of end of period
FFO	5,343 mn yen	5,688 mn yen	Net income + Depreciation and amortization - Gain or loss on sales of real estate properties
FFO/unit	3,052 yen	3,249 yen	FFO/Total units outstanding
Annualized	6,154 yen	6,445 yen	Based on a period of 365 days
FFO multiple	22.6x	21.3x	Unit price as of end of period/FFO per unit (annualized)
PER	25.4x	26.0x	Unit price as of end of period/Net income per unit (average during the periods, annualized)
PBR	1.4x	1.3x	Unit price as of end of period/Net assets per unit
ROA	1.4%	1.3%	Ordinary income/Average of total assets during the period
Annualized	2.7%	2.6%	Based on a period of 365 days
ROE	2.7%	2.6%	Net income/Average of total net assets during the period
Annualized	5.4%	5.2%	Based on a period of 365 days
NAV	201,137 mn yen	205,923 mn yen	Total net assets + Total appraisal value - Total book value - Total liabilities
NAV/unit	114,893 yen	117,627 yen	
NAV multiple	1.2x	1.2x	Unit price as of end of period/NAV per unit
Interest-bearing debt	156,022 mn yen	161,222 mn yen	
LTV (book value basis)	44.7%	45.4%	Interest-bearing debt/Total assets
LTV (appraisal value basis)	42.1%	42.3%	Interest-bearing debt/(Total assets + Total appraisal value - Total book value)
Operating days	181 days	184 days	

5-2 Balance sheet

(thousand yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018
Assets		
Current assets	17,591,985	10,038,101
Cash and deposits	9,609,786	1,475,138
Cash and deposits in trust	7,321,280	7,596,522
Other	660,917	966,439
Noncurrent assets	330,895,097	344,551,694
Property, plant and equipment	299,414,737	313,071,395
Intangible assets	30,654,927	30,653,917
Investments and other assets	825,432	826,381
Deferred assets	186,550	150,953
Total assets	348,673,632	354,740,749

(thousand yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018
Liabilities		
Current liabilities	19,335,284	25,117,041
Current portion of investment corporation bonds	5,000,000	3,000,000
Current portion of long-term loans payable	12,600,000	20,500,000
Other	1,735,284	1,617,041
Noncurrent liabilities	150,222,930	150,421,579
Investment corporation bonds	25,000,000	25,000,000
Long-term loans payable	113,422,000	112,722,000
Lease and guarantee deposited in trust	11,800,930	12,699,579
Total liabilities	169,558,214	175,538,621
Net assets		
Unitholders' equity	179,115,418	179,202,125
Unitholders' capital	174,231,870	174,231,870
Total surplus	4,883,548	4,970,255
Voluntary retained earnings	105,244	291,944
Unappropriated retained earnings	4,778,304	4,678,311
Valuation and translation adjustments	—	1
Deferred gains or losses on hedges	—	1
Total net assets	179,115,418	179,202,127
Total liabilities and net assets	348,673,632	354,740,749

5-3 Income statement

(thousand yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018	
Operating revenue	8,491,973	8,495,797	
Rent revenues	7,853,452	8,284,596	Office 6,822,002 Residential 740,601 Retail 87,441 Land 629,400 Other rent revenue 5,150
Other operating revenues	225,208	211,201	
Gain on sales of real estate properties	413,312	—	
Operating expenses	3,096,102	3,208,795	
Expenses related to properties	2,788,717	2,910,598	Parking revenue 48,740 Utilities and other revenue 161,900 Cancellation penalty 502 Key-money income 57
Asset management fee	201,529	201,565	
Directors' compensation	5,200	4,200	
Asset custody fee	8,727	8,716	
Administrative service fees	19,899	19,264	
Other operating expenses	72,028	64,449	Property management fees 980,712 Property taxes 555,906 Utilities 136,588 Maintenance and repairs 55,682 Insurance premium 15,597 Custodian fees 5,811 Depreciation 1,032,357 Rent expenses 112,673 Other lease business expenses 15,268
Operating income	5,395,871	5,287,002	
Non-operating income	919	1,649	
Interest income	58	67	
Gain on forfeiture of unclaimed dividends	861	1,549	
Other	—	32	
Non-operating expenses	640,124	631,420	
Interest expenses	316,623	329,221	
Interest expenses on investment corporation bonds	92,264	93,013	
Amortization of investment corporation bonds issuance cost	14,073	14,185	
Borrowing expenses	166,568	171,628	
Amortization of investment unit issuance cost	48,664	21,411	
Other	1,930	1,960	
Ordinary income	4,756,667	4,657,232	
Income before income taxes	4,756,667	4,657,232	
Net income	4,755,870	4,655,877	
Unappropriated retained earnings	4,778,304	4,678,311	

5-4 Statement of cash flows/Retained earnings

Statement of cash flows

(thousand yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018
Net cash provided by (used in) operating activities	7,117,018	5,263,334
Income before income taxes	4,756,667	4,657,232
Depreciation and amortization	1,000,732	1,032,744
Amortization of investment corporation bonds issuance cost	14,073	14,185
Amortization of investment unit issuance cost	48,664	21,411
Interest income	△ 58	△ 67
Gain on forfeiture of unclaimed dividends	△ 861	△ 1,549
Interest expenses	408,887	422,234
Decrease (increase) in accounts receivable	△ 145,505	△ 294,041
Increase (decrease) in accounts payable	△ 211,999	△ 191,605
Increase (decrease) in accrued expenses	△ 36,811	840
Increase (decrease) in advances received	△ 31,409	31,127
Decrease (increase) in prepaid expenses	131,343	△ 15,966
Decrease in property, plant and equipment in trust due to sale	1,608,849	—
Other, net	△ 3,408	12,557
Subtotal	7,539,164	5,689,102
Interest income received	58	67
Interest expenses paid	△ 408,061	△ 425,229
Income taxes paid	△ 14,143	△ 606
Net cash provided by (used in) investing activities	△ 686,980	△ 13,754,595
Purchase of property, plant and equipment in trust	△ 405,638	△ 14,653,244
Repayments of lease and guarantee deposited in trust	△ 780,144	△ 31,978
Proceeds from lease and guarantee deposited in trust	498,801	930,628

(thousand yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018
Net cash provided by (used in) financing activities	△ 4,556,105	631,854
Proceeds from long-term loans payable	—	9,800,000
Repayments of long-term loans payable	△ 1,978,000	△ 2,600,000
Proceeds from issuance of investment corporation bonds	1,983,845	—
Redemption of investment corporation bonds	—	△ 2,000,000
Dividends paid	△ 4,561,951	△ 4,568,145
Net increase (decrease) in cash and cash equivalents	1,873,931	△ 7,859,405
Cash and cash equivalents at beginning of the period	15,057,135	16,931,067
Cash and cash equivalents at the end of the period	16,931,067	9,071,661

Retained earnings

(yen)

	22nd period Period ended Jul. 31, 2017	23rd period Period ended Jan. 31, 2018
I Unappropriated retained earnings	4,778,304,094	4,678,311,114
II Reversal of voluntary retained earnings		
Reversal of reserve for special account for reduction entry	—	186,700,069
III Total dividends	4,569,170,400	4,654,951,760
Dividends per unit	2,610	2,659
IV Voluntary retained earnings		
Reserve for special account for reduction entry	186,700,069	—
Reserve for reduction entry	—	186,700,069
V Retained earnings carried forward	22,433,625	23,359,354

5-5 Status of income and expenditures (1)

(thousand yen)

Property number	O-0			O-1			O-4			O-6		
Property name	Roppongi Hills Mori Tower			ARK Mori Building			Koraku Mori Building			Akasaka Tameike Tower		
Acquisition price	115,380,000			62,480,000			27,200,000			43,930,000		
Period	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100%	100%	0.0PT	100%	100%	0.0PT	97.6%	97.6%	0.0PT	94.0%	95.4%	1.4PT
Avg. Occupancy rate (during period)	100%	100%	0.0PT	100%	100%	0.0PT	94.5%	97.6%	3.1PT	91.4%	94.4%	3.0PT
Number of tenants	1	1	0	1	1	0	22	22	0	134	136	2
Rent revenues	2,943,450	2,943,450	—	1,351,486	1,351,486	—	605,650	630,403	24,753	699,002	726,325	27,323
Other operating revenues	—	—	—	—	—	—	131,006	92,597	△ 38,409	74,049	79,325	5,275
Total property operating revenue	2,943,450	2,943,450	—	1,351,486	1,351,486	—	736,656	723,000	△ 13,656	773,051	805,650	32,599
Property management	412,351	412,351	—	181,872	181,872	—	71,730	60,418	△ 11,312	160,855	163,544	2,689
Property taxes (Note 1)	178,071	221,761	43,689	73,601	74,177	576	32,894	30,669	△ 2,225	41,710	41,705	△ 4
Utilities	—	—	—	—	—	—	66,433	72,608	6,175	24,901	28,329	3,427
Maintenance and repairs	—	—	—	—	370	370	17,938	19,756	1,818	34,786	27,729	△ 7,056
Insurance premium	4,053	4,179	126	1,882	1,873	△ 9	1,720	1,714	△ 6	2,010	2,027	17
Depreciation (1)	444,416	437,774	△ 6,641	59,973	60,214	241	97,560	97,048	△ 512	135,206	136,517	1,311
Other expenses (Note 2)	377	377	0	3,297	2,795	△ 502	75,376	75,412	36	11,695	11,082	△ 612
Total property operating expenses	1,039,269	1,076,445	37,175	320,627	321,302	675	363,654	357,627	△ 6,026	411,165	410,937	△ 228
Property operating income (2)	1,904,180	1,867,005	△ 37,175	1,030,859	1,030,184	△ 675	373,002	365,372	△ 7,629	361,885	394,712	32,827
NOI (3) ((1)+(2))	2,348,596	2,304,780	△ 43,816	1,090,832	1,090,399	△ 433	470,563	462,421	△ 8,142	497,092	531,230	34,138
Annualized NOI	4,736,120	4,571,982	△ 164,137	2,199,745	2,163,019	△ 36,726	948,925	917,302	△ 31,622	1,002,423	1,053,799	51,376
Annualized NOI/ Acquisition price	4.1%	4.0%	△ 0.1PT	3.5%	3.5%	△ 0.1PT	3.5%	3.4%	△ 0.1PT	2.3%	2.4%	0.1PT
CAPEX (4)	129,568	15,597	△ 113,971	32,918	11,782	△ 21,136	56,386	71,907	15,521	48,436	45,024	△ 3,411
NCF (3)-(4)	2,219,028	2,289,183	70,155	1,057,914	1,078,616	20,702	414,176	390,513	△ 23,663	448,655	486,205	37,550

(Note 1) For property tax, city planning tax and depreciable assets tax, MHR charges the amount of property taxes assessed and determined applicable to the fiscal period to expenses related to properties. Registered owners of properties in Japan as of January 1 are responsible for paying property taxes for the calendar year based on assessments by local governments. Therefore, registered owners who sold properties to MHR were liable for property taxes for the calendar year, including the period from the date of the acquisition by MHR until the end of the year. MHR reimbursed sellers of properties for the equivalent amount of property taxes and included the amount in the acquisition cost of real estate.

(Note 2) "Other expenses" denotes the sum of custodian fees, rent expenses, and other lease business expenses (residential property management costs, and other property-related miscellaneous expenses) in aggregate.

(Note 3) Property disposed during the relevant period. "Annualized NOI/ Acquisition price" was calculated by taking into consideration the changes in acquisition price during the relevant period.

"Annualized NOI" denotes the value which is based on the acquisition price as of the end of the relevant period.

5-6 Status of income and expenditures (2)

(thousand yen)

Property number	O-7			O-8			O-9			O-10		
Property name	Atago Green Hills			ARK Hills South Tower			Toranomon Hills Mori Tower			Holland Hills Mori Tower		
Acquisition price	42,090,000			19,150,000			5,070,000			9,330,000		
Period	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd (Note 3) Jan. 2018	Difference	22nd Jul. 2017	23rd (Note 3) Jan. 2018	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days	—	184 days	184 days	—	184 days	184 days
Occupancy rate	100%	100%	0.0PT	73.8%	92.8%	19.0PT	—	100%	100PT	—	96.3%	96.3PT
Avg. Occupancy rate (during period)	100%	100%	0.0PT	68.4%	87.9%	19.5PT	—	100%	100PT	—	98.8%	98.8PT
Number of tenants	1	1	0	36	39	3	—	1	1	—	23	23
Rent revenues	1,062,042	1,012,320	△ 49,722	334,011	419,036	85,025	—	108,581	108,581	—	288,486	288,486
Other operating revenues	—	—	—	18,396	25,844	7,448	—	—	—	—	13,234	13,234
Total property operating revenue	1,062,042	1,012,320	△ 49,722	352,407	444,881	92,474	—	108,581	108,581	—	301,721	301,721
Property management	2,664	2,664	—	72,138	60,749	△ 11,388	—	12,652	12,652	—	59,560	59,560
Property taxes (Note 1)	69,124	68,889	△ 235	33,360	32,741	△ 619	—	—	—	—	—	—
Utilities	—	—	—	23,866	29,824	5,957	—	—	—	—	3,559	3,559
Maintenance and repairs	—	—	—	1,806	2,214	407	—	—	—	—	399	399
Insurance premium	3,436	3,426	△ 9	1,055	1,048	△ 7	—	174	174	—	565	565
Depreciation (1)	183,263	183,660	397	44,120	44,142	21	—	16,537	16,537	—	27,453	27,453
Other expenses (Note 2)	37,825	37,825	△ 0	1,481	1,621	139	—	9	9	—	117	117
Total property operating expenses	296,313	296,465	151	177,830	172,341	△ 5,489	—	29,374	29,374	—	91,657	91,657
Property operating income (2)	765,729	715,854	△ 49,874	174,577	272,540	97,963	—	79,206	79,206	—	210,064	210,064
NOI (3) ((1)+(2))	948,992	899,515	△ 49,477	218,697	316,682	97,985	—	95,744	95,744	—	237,517	237,517
Annualized NOI	1,913,714	1,784,364	△ 129,349	441,020	628,202	187,182	—	189,928	189,928	—	471,162	471,162
Annualized NOI/ Acquisition price	4.5%	4.2%	△ 0.3PT	2.3%	3.3%	1.0PT	—	3.7%	3.7PT	—	5.0%	5.0PT
CAPEX (4)	32,713	11,765	△ 20,947	1,313	1,900	586	—	0	0	—	6,012	6,012
NCF (3)-(4)	916,279	887,749	△ 28,529	217,384	314,782	97,398	—	95,744	95,744	—	231,504	231,504

5-7 Status of income and expenditures (3)

(thousand yen)

Property number	R-1			R-3			R-4		
Property name	Moto-Azabu Hills			Roppongi First Plaza			Roppongi View Tower		
Acquisition price	-(before disposition 1,706,440)			2,100,000			4,000,000		
Period	22nd (Note 3) Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd Jul. 2017	23rd Jan. 2018	Difference
Operation days	180 days	—	△ 180 days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	—	—	—	100%	98.3%	△ 1.7PT	93.3%	95.8%	2.5PT
Avg. Occupancy rate (during period)	86.9%	—	△ 86.9PT	97.6%	96.3%	△ 1.3PT	94.1%	93.9%	△ 0.2PT
Number of tenants	—	—	—	42	41	△ 1	86	88	2
Rent revenues	56,581	—	△ 56,581	77,965	79,990	2,025	93,862	95,114	1,251
Other operating revenues	1,596	—	△ 1,596	—	—	—	160	200	40
Total property operating revenue	58,178	—	△ 58,178	77,965	79,990	2,025	94,022	95,314	1,291
Property management	8,176	—	△ 8,176	13,229	13,229	0	13,572	13,669	96
Property taxes (Note 1)	2,282	—	△ 2,282	7,126	7,126	△ 0	10,870	10,879	9
Utilities	57	—	△ 57	1,002	1,251	249	910	1,015	104
Maintenance and repairs	2,427	—	△ 2,427	6,615	4,191	△ 2,424	434	1,020	585
Insurance premium	247	—	△ 247	245	235	△ 10	332	352	19
Depreciation (1)	7,109	—	△ 7,109	12,456	12,414	△ 41	16,238	16,592	354
Other expenses (Note 2)	4,197	—	△ 4,197	3,773	3,820	47	591	690	99
Total property operating expenses	24,498	—	△ 24,498	44,450	42,271	△ 2,178	42,950	44,219	1,269
Property operating income (2)	33,680	—	△ 33,680	33,514	37,719	4,204	51,072	51,094	22
NOI (3) ((1)+(2))	40,789	—	△ 40,789	45,971	50,134	4,162	67,311	67,687	376
Annualized NOI	—	—	—	92,704	99,451	6,746	135,737	134,271	△ 1,465
Annualized NOI/ Acquisition price	4.8%	—	△ 4.8PT	4.4%	4.7%	0.3PT	3.4%	3.4%	△ 0.0PT
CAPEX (4)	—	—	—	2,636	1,181	△ 1,454	39,844	24,304	△ 15,540
NCF (3)-(4)	40,789	—	△ 40,789	43,335	48,952	5,617	27,466	43,383	15,917

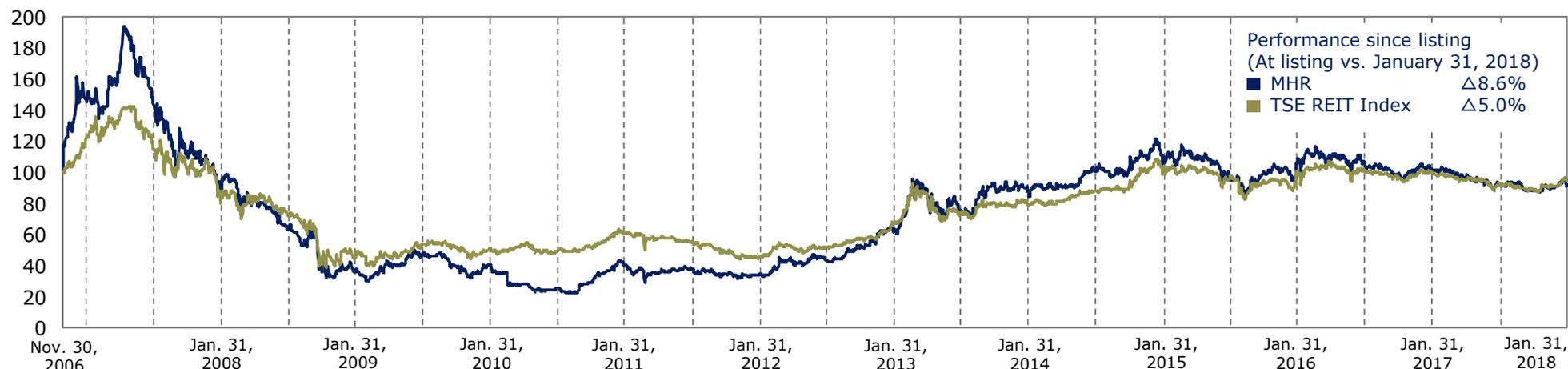
5-8 Status of income and expenditures (4)

(thousand yen)

Property number	S-1			Portfolio total		
Property name	Laforet Harajuku (Land)					
Acquisition price	21,820,000			352,550,000 (before transactions 339,856,440)		
Period	22nd Jul. 2017	23rd Jan. 2018	Difference	22nd (Note 3) Jul. 2017	23rd (Note 3) Jan. 2018	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100%	100%	0.0PT	97.2%	98.5%	1.3PT
Avg. Occupancy rate (during period)	100%	100%	0.0PT	96.1%	98.1%	2.0PT
Number of tenants	1	1	0	324	354	30
Rent revenues	629,400	629,400	—	7,853,452	8,284,596	431,143
Other operating revenues	—	—	—	225,208	211,201	△ 14,007
Total property operating revenue	629,400	629,400	—	8,078,661	8,495,797	417,136
Property management	—	—	—	936,590	980,712	44,122
Property taxes (Note 1)	67,957	67,956	△ 1	516,999	555,906	38,907
Utilities	—	—	—	117,171	136,588	19,417
Maintenance and repairs	—	—	—	64,009	55,682	△ 8,327
Insurance premium	—	—	—	14,985	15,597	612
Depreciation (1)	—	—	—	1,000,345	1,032,357	32,012
Other expenses (Note 2)	—	—	—	138,616	133,753	△ 4,863
Total property operating expenses	67,957	67,956	△ 1	2,788,717	2,910,598	121,880
Property operating income (2)	561,442	561,444	1	5,289,944	5,585,199	295,255
NOI (3) ((1)+(2))	561,442	561,444	1	6,290,289	6,617,557	327,267
Annualized NOI	1,132,190	1,113,734	△ 18,456	12,621,496	13,127,219	505,722
Annualized NOI/ Acquisition price	5.2%	5.1%	△ 0.1PT	3.7%	3.7%	△ 0.0PT
CAPEX (4)	—	—	—	343,817	189,475	△ 154,342
NCF (3)-(4)	561,442	561,444	1	5,946,472	6,428,082	481,609

5-9 Unit price performance since IPO

Relative price performance (Since IPO~January 31, 2018)



(Source) Prepared by the Asset Manager based on Thomson Reuters.
 (Note) Rebased to 100 as per IPO price

Unit price per period-end (closing price)

Accounting period	Unit price
1st (January 2007)	1,100,000 yen
2nd (July 2007)	1,080,000 yen
3rd (January 2008)	716,000 yen
4th (July 2008)	465,000 yen
5th (January 2009)	265,000 yen
6th (July 2009)	352,000 yen
7th (January 2010)	264,900 yen
8th (July 2010)	177,300 yen
9th (January 2011)	281,000 yen
10th (July 2011)	258,100 yen

Accounting period	Unit price
11th (January 2012)	252,200 yen
12th (July 2012)	330,500 yen
13th (January 2013)	485,000 yen
14th (July 2013)	548,000 yen
15th (January 2014)	135,900 yen
16th (July 2014)	151,100 yen
17th (January 2015)	166,600 yen
18th (July 2015)	145,300 yen
19th (January 2016)	152,100 yen
20th (July 2016)	160,500 yen

Accounting period	Unit price
21st (January 2017)	153,500 yen
22nd (July 2017)	138,900 yen
23rd (January 2018)	137,100 yen

(Reference)

IPO Price (November 30, 2006) (Split adjusted)	750,000 yen (150,000 yen)
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High (May 8, 2007: in trade) (Split adjusted)	1,460,000 yen (292,000 yen)
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Low (August 12, 2010: in trade) (Split adjusted)	168,200 yen (33,640 yen)
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(Note) Implemented a 5-for-1 investment unit split on February 1, 2014 (effective date).

Investments focusing on Premium Properties for development of urban-type portfolio

Investments focusing on Premium Properties

Among properties that are located in Tokyo's five central wards and in surrounding areas, our investments mainly focus on "Premium Properties" that are able to maintain their competitiveness going forward based on their quality, size and specification.

Focus on Premium Properties
<p>Premium properties</p> <p>50% or more</p> <p>〈Office buildings〉 〈Residential properties〉 〈Retail facilities〉</p>

Premium Properties

Type	Location	Scale
Office buildings	Tokyo's five central wards and their vicinity	Gross floor area of 10,000㎡ or more per building Standard leasable floor area of 1,000㎡ or more
Residential properties	Tokyo's five central wards and their vicinity (Primarily in the "three-A" area)	Gross floor area of 2,000㎡ or more per building
Retail facilities	〈Department stores, downtown shopping centers, large specialty stores & retail complexes, etc.〉	
	Flourishing areas of Tokyo's five central wards and their vicinity	Gross floor area of 10,000㎡ or more per-building
	〈Street front luxury brand shops, etc.〉	
	Exclusive, well-known retail destinations such as Ginza area, Aoyama area, and Omotesando area	Gross floor area of 1,000㎡ or more per building

(Note 1) Tokyo's five central wards: Minato, Chiyoda, Chuo, Shinjuku and Shibuya ward

(Note 2) Three-A area: Akasaka and Roppongi area, Aoyama and Harajuku area and Azabu and Hiroo area

(Note 3) Ratios are based on the acquisition prices.

(Note 4) Tokyo Metropolitan Area: Tokyo Metropolis, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture

Office building focus

Office building

50% or more

Tokyo's five central wards focus

Tokyo's five central wards and their vicinity

50% or more
(Tokyo Metropolitan Area: 80% or more)

Earthquake-resistance focus

Investment focused on properties' earthquake resistance, the safety of the area, disaster countermeasures, etc.

Approach and system of sustainability

MHR and its Asset Manager, Mori Building Investment Management Co., Ltd. (MIM), aim to contribute to the realization of a sustainable society and maximization of unitholder value in the medium to long term by emphasizing ESG (Environment, Social and Governance) and investing in high-quality urban assets while endeavoring to improve various environmental and social matters.

Our operations connected to sustainability will be promoted primarily by the Sustainability Committee to be established by MIM. Under the supervision of the President & CEO, various initiatives are implemented based on the Sustainability Promotion Program which is conducted every fiscal year.

Environment initiatives

MHR places great value on the concept of "Vertical Garden City" of Mori Building Group's urban development and transact real estate investment management with consideration for the environment.

<Environmental policies>

1. Increasing greenery and biodiversity

We create surface microenvironments where humans live in harmony with nature and which provide spaces that excel in biodiversity and are rich in vibrant greenery. We seek to foster environmental communities through these spaces.

2. Climate change

We aim to match compact cities incorporating multifaceted urban functions with the various high energy-efficient systems to realize cities with optimal environmental efficiency. Through comprehensive and high-quality management of the areas, we will continue our efforts to reduce carbon emissions and engage in initiatives to counter global warming and climate change.

3. Resource recycling and anti-pollution measures

We promote the 3R activities (reduce, reuse and recycle) for water resources, waste, materials to reduce the burden on the environment. We aim for the formation of recycling-oriented cities as well as observe environment-related laws and regulations, and thorough measures against pollution.

4. Collaborating with Suppliers

With respect to the environmental performance of assets under management, various measures such as additional environmental countermeasures are examined and monitored based on reports from the PM company. External relative environmental performance evaluation is also carried out through the GRESB real estate evaluation and other measures.

○ Toranomon Hills certified as "SEGES (Social and Environmental Green Evaluation System): Urban Oasis 2017"

SEGES (Social and Environmental Green Evaluation System) is a system to evaluate and certify outstanding efforts of companies which contribute to society and the environment through the protection and nurturing of green space.



"Oval Plaza" garden

Social Initiatives

We aim to contribute to the realization of a sustainable society by actively encouraging interactive communication to cooperate and strengthen relations with various stakeholders such as tenants, local residents, property management companies and our sponsor Mori Building.

<Social policies>

1. Initiatives with Tenants and Local Communities

We aim to provide safe, convenient and comfortable spaces to our tenants. We will emphasize BCP (business continuity planning) through enhancing tangible aspects such as earthquake resistance performance and emergency power supply as well as intangible aspects such as administrative structure for disasters. Additionally, in working on cooperation with local communities we aim to enhance relationships, revitalize the entire region and maintain and improve asset value.

2. Initiatives with Employees

We respect human rights and it is our policy to not discriminate against employees based on their beliefs, religion, age, gender, origin, mental and physical disabilities, etc. We will work to establish a diversity-oriented working environment where our human resources can be engaged. We will introduce multifaceted systems and measures so that each and every employee with diverse lifestyles and values can maximize their abilities and continue their career in a healthy and safe manner as they themselves grow.

3. Initiatives with Investors

It is our policy to make fair and accurate disclosure of information in a timely manner that contributes to investment decisions. We communicate policies and management conditions to unitholders to establish a long-term relationship based on trust while actively seeking bi-directional communication by incorporating the opinions of unitholders into our business activities.

○ All Japanese Listed Companies' Website Ranking

Nikko Investor Relations Co., Ltd. announces a valuation of websites of all listed companies by investigating the degree of information disclosure based on objective evaluation criteria from its unique perspective. The website of MHR won the "Highest grade: AAA Website" ranking for the third consecutive year.

"AAA Website" in 2017

"AAA Website" in 2016

"AAA Website" in 2015



Governance Initiatives

We are contributing to the realization of a sustainable society and aim to maximize unitholder value over the medium to long term. We work on building fair and effective corporate governance and strive to enhance internal control through thorough compliance and risk management based on an appropriate compliance and internal control structure.

<Governance policies>

1. Corporate Governance

We aim to maximize unitholder value over the medium to long term by contributing to the realization of a sustainable society. We believe that it is absolutely imperative to remain a company that is trusted by society. Therefore, we work on building fair and effective corporate governance and strive to enhance internal control through comprehensive compliance and risk management based on an exacting compliance and internal control structure.

2. Compliance

We are well aware that failure to ensure compliance could diminish our public confidence and business base. By firmly acknowledging this fact, we strive for thorough compliance, holding to high ethical standards in our operations, and complying with various laws and ordinances.

3. Risk Management

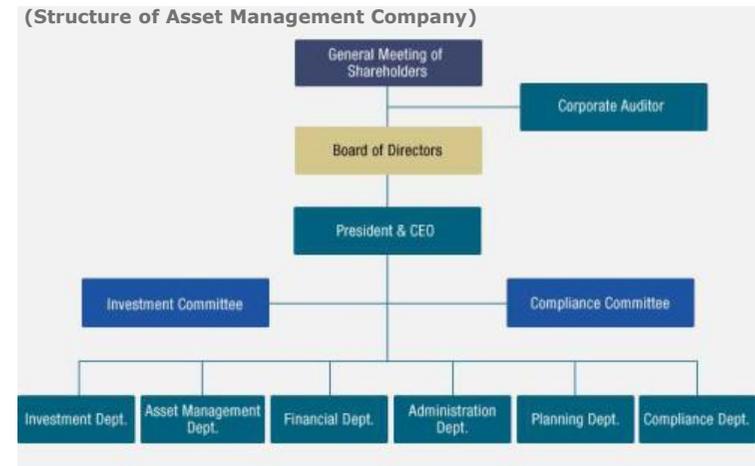
We are well aware that various risks in business execution may undermine our corporate value. We identify risks according to changes in public perceptions and the business environment, and we implement appropriate monitoring and responses to prevent and minimize damage at the time of occurrence of the incident.

○ Corporate Governance and Structure of Asset Management

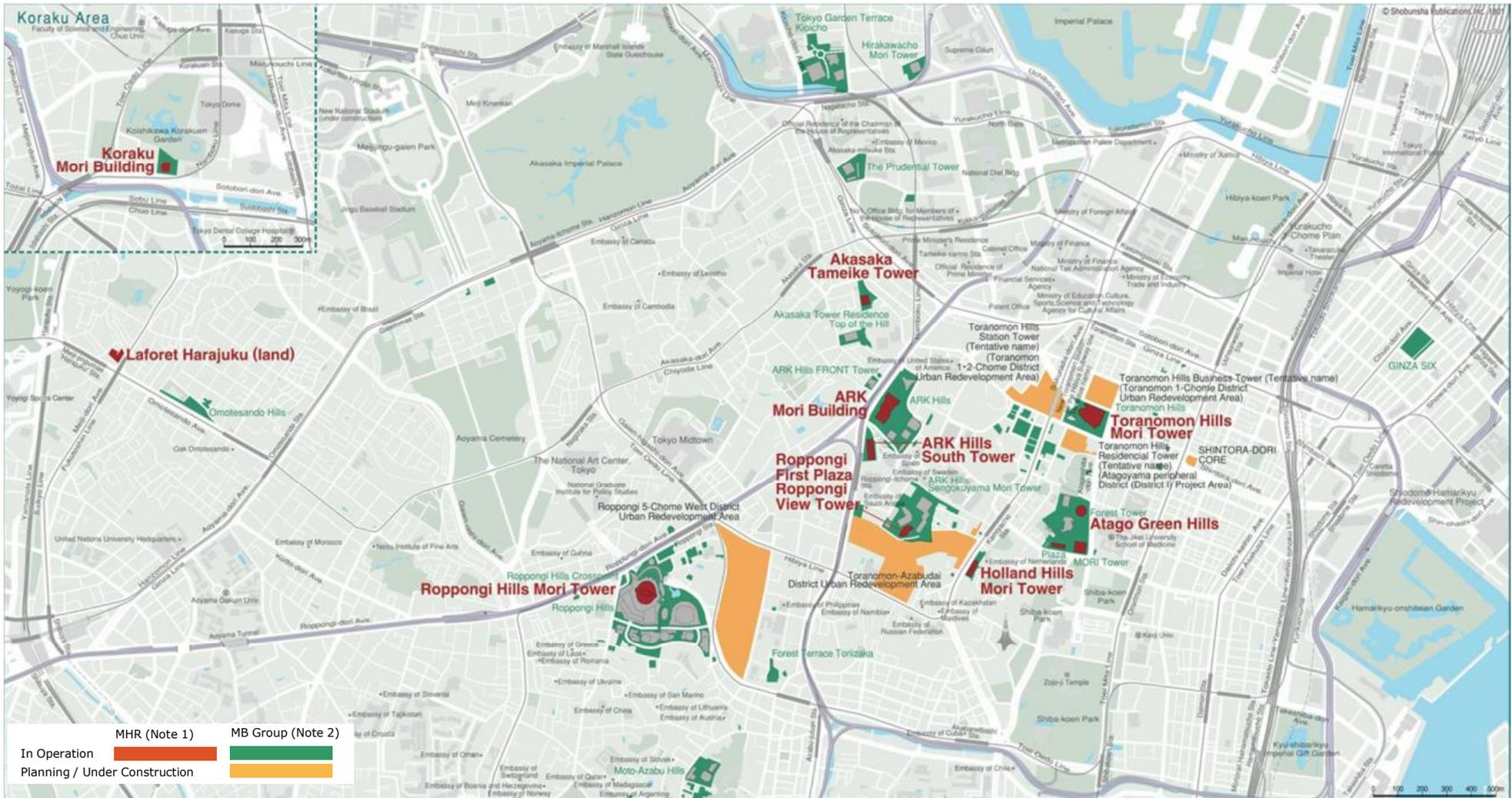
MHR shall have at least one executive director and at least two supervisory directors (or, at least one more than the number of the executive directors), and the board of directors shall be comprised of the executive directors and supervisory directors.

In addition to a general meeting of unitholders, which shall be composed of unitholders, MHR's structure consists of one executive director, two supervisory directors, the board of directors and an accounting auditor. MHR entrusts the management of its assets to the asset manager.

The asset manager shall perform its business in good faith and with the due care of a prudent manager for MHR in line with the purpose of the investment management business, and will use its efforts to prevent any negative impact from transactions involving conflicts of interest and carry out strict compliance.



5-14 Portfolio Map (As of March 1, 2018)



(Source) Prepared by the Asset Manager based on Mori Building's "Mori Building Handy Map Mori Building Map/Home Route Support Map 2018."

(Note 1) Some of the properties have been partially acquired and held by MHR.

(Note 2) Properties are developed, owned, managed and planned for development by Mori Building Group, and there are no properties currently anticipated to be acquired by MHR.

5-15 Portfolio overview (As of March 1, 2018)

Type	Office building						Office building (Partly residential)				Residential		Retail	
Property name	Roppongi Hills Mori Tower	ARK Mori Building	Koraku Mori Building	ARK Hills South Tower	Toranomon Hills Mori Tower	Holland Hills Mori Tower	Akasaka Tameike Tower	Atago Green Hills			Roppongi First Plaza	Roppongi View Tower	Laforet Harajuku (Land)	
	O-0	O-1	O-4	O-8	O-9	O-10	O-6	MORI Tower	Forest Tower	Plaza	R-3	R-4	S-1	
Photo														
Premium	Premium	Premium	Premium	Premium	Premium	Premium	Premium	Premium			Premium	-	Premium	
Location	Roppongi, Minato-ku, Tokyo	Akasaka, Minato-ku, Tokyo	Koraku, Bunkyo-ku, Tokyo	Roppongi, Minato-ku, Tokyo	Toranomon, Minato-ku, Tokyo	Toranomon, Minato-ku, Tokyo	Akasaka, Minato-ku, Tokyo	Atago, Minato-ku, Tokyo		Toranomon, Minato-ku, Tokyo	Roppongi, Minato-ku, Tokyo		Jingumae, Shibuya-ku, Tokyo	
Completion	Apr. 2003	Mar. 1986 (Large-scale renovation in 2005)	Mar. 2000	Jul. 2013	May. 2014	Jan. 2005	Sep. 2000	Jul. 2001	Oct. 2001	Jul. 2001	Oct. 1993		-	
Building age	14 years 11 months	31 years 11 months	17 years 11 months	4 years 7 months	3 years 9 months	13 years 1 month	17 years 5 months	16 years 7 months	16 years 4 months	16 years 7 months	24 years 4 months		-	
Total number of floors	54 above ground, 6 below	37 above ground, 4 below	19 above ground, 6 below	20 above ground, 4 below	52 above ground, 5 below	24 above ground, 2 below	25 above ground, 2 below	42 above ground, 2 below	43 above ground, 4 below	2 above ground, 1 below	20 above ground, 1 below		-	
Gross floor area	approx. 442,150m ²	approx. 177,486m ²	approx. 46,154m ²	approx. 53,043m ²	approx. 241,581m ²	approx. 35,076m ²	approx. 46,971m ²	approx. 85,266m ²	approx. 60,815m ²	approx. 2,083m ²	approx. 22,906m ²		-	
Ownership (Note 1)	Land	Co-ownership (approx. 17.7%)	Co-ownership (approx. 10.9%)	Leased	Co-ownership (approx. 25%)	Co-ownership (approx. 3.6%)	Co-ownership (approx. 45.3%)	Co-ownership (approx. 56.4%)	Co-ownership (approx. 28.8%)			Co-ownership (approx. 47%)	Co-ownership (approx. 46%)	Ownership
	Building	Compartmentalized ownership (approx. 13.6%)	Compartmentalized ownership (approx. 17.9%)	Compartmentalized ownership (approx. 57.9%)	Co-ownership (approx. 25%)	Co-ownership (approx. 1.9%)	Compartmentalized ownership (approx. 34.9%)	Compartmentalized ownership (approx. 65.5%)	Co-ownership (approx. 32.9%)			Compartmentalized ownership (approx. 46.4%)	Compartmentalized ownership (approx. 44.7%)	-
PML (Note 2)	0.59%	0.78%	0.73%	1.56%	0.50%	0.85%	1.79%	2.35%	2.34%	5.94%	2.20%	2.20%	-	
Earthquake-resistant feature (Note 3)	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	-	-	-					
Acquisition price (mn yen)	115,380	62,480	27,200	19,150	10,140	11,760	43,930	42,090			2,100	4,000	21,820	
Occupancy rate (Note 4)	100%	100%	97.6%	92.8%	100%	96.3%	95.4%	100%			98.3%	95.8%	100%	

Average building age
18.0 years (Note 5)

Portfolio PML
0.97% (Note 2)

Total acquisition price
360,050 mn yen

5-15 Portfolio overview (Note)

- (Note 1) "Type of ownership" denotes the type of rights held by MHR or the Trustee. "Ownership" stands for ownership, "Co-ownership" stands for the ownership of beneficiary interests, "Compartmentalized ownership" denotes ownership and right for exclusive use in or over parts of a building, and "Leased land" denotes Leasehold land. The land site of Atago Green Hills includes joint ownership in quasi-undivided interests of leasehold land and easement.
- (Note 2) This indicates the figure described in the "Report on evaluation of seismic PML for portfolio" dated August 18, 2017 by Sompo Japan Nipponkoa Risk Management Inc. (Presently, Sompo Risk Management & Health Care Inc.)
- (Note 3) ARK Mori Building adopts "slitwall" as earthquake-resistant feature.
- (Note 4) "Occupancy rate" indicates the figures as of January 31, 2018.
- (Note 5) For calculation of the "Average building age" of Atago Green Hills, we have assumed that construction of the building was completed on July 30, 2001.